

Gig Harbor City Council Meeting

**February 27, 2012
5:30 p.m.**



**AMENDED AGENDA FOR
GIG HARBOR CITY COUNCIL MEETING
Monday, February 27, 2012 – 5:30 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of Feb. 13, 2012.
2. Correspondence / Proclamations: a) Pierce County Reads.
3. Liquor License Action: a) Renewals: Costco, Water to Wine, Eagles, Gig Harbor Chevron, Gig Harbor 76, Il Lucano, Tokyo Teriyaki, Gateway to India, Tides Tavern, and Greenhouse Restaurant; b) Added Privilege – Albertsons.
4. Receive and File: a) Gig Harbor Historic Waterfront Association 4th Quarter Progress Report; b) Minutes from Operations & Public Projects Committee, February 16, 2012.
5. Resolution – Surplus Equipment, IT Department.
6. Resolution – Rejecting Bid for Austin Estuary Park and Roadway Improvements.
7. Professional Services Agreement with Pierce County / Data Clipping and Download.
8. Interlocal Agreement – West Sound Stormwater Outreach Group.
9. Maritime Pier (People's Dock) Parking Project – Closeout Change Order #2/RV Associates, Inc.
10. Approval of Payment of Bills Feb. 27, 2012: Checks #69034 through #69137 in the amount of \$484,393.70.

PRESENTATIONS:

Proclamation: Pierce County Reads – Kathleen Wolf, Branch Manager Peninsula Library.

OLD BUSINESS:

1. Reconsideration of Naming of the Pier.
2. Second Reading of Ordinance – Downtown Parking Amendments.

NEW BUSINESS:

1. Public Hearing on the 2012 Comprehensive Plan Amendment Docket.
2. Public Hearing and First Reading of Ordinance Adding Schools and Churches in the B-2 Zoning District.
3. Resolution – Dogwood Plat Amendment to the Wastewater Comprehensive Plan.
4. First Reading of Ordinance – Amendments to Parks Commission.

STAFF REPORT:

1. Hospital Benefit Zone (HBZ) 30-year Project List and 5-year Project Schedule.
2. Tacoma Narrows Advisory Committee – Council Representative.

PUBLIC COMMENT:

MAYOR'S REPORT / COUNCIL COMMENTS:

1. Downtown Planning Council Committee.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Intergovernmental Affairs Committee: Mon. March 12th at 4:00 p.m.

EXECUTIVE SESSION: For the purpose of discussing Guild Negotiations per RCW 42.30.140(4)(a).

ADJOURN:

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – February 13, 2012

PRESENT: Councilmembers Ekberg, Young, Guernsey, Perrow, Malich, Payne, Kadzik and Mayor Hunter.

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of Jan. 23, 2012.
2. Liquor License Action: a) Added Privilege – Fred Meyer; b) Added Privilege – QFC; c) Added Privilege – Costco; d) New Application – The Wine Studio; e) Discontinued – Harbor Kitchen; f) Added Privilege – Safeway.
3. Receive and File: a) Operations and Public Projects Committee Minutes of Nov. 17 and Dec. 15, 2011; b) Parks Commission Minutes of Jan. 4, 2012; c) Lodging Tax Advisory Committee Minutes, January 5, 2012; d) Finance / Safety Committee Minutes Dec 19, 2011; e) 2011 4th Quarter Financial Report; f) Letter from Pierce Transit praising Public Works Staff.
4. Appointment to Parks Commission.
5. Tacoma / Pierce County Task Force Memorandum of Understanding.
6. Tacoma Regional Convention and Visitor Bureau Services 2012.
7. Harbor WildWatch – Agreement for Distribution of Grant Funds.
8. Well No. 11 Production Well Construction Consultant Services Contract – Carollo Engineering.
9. Gig Harbor Historical Waterfront Association Agreement.
10. Approval of Payment of Bills Feb. 13, 2012: Checks #68892 through #69033 in the amount of \$586,611.89.
11. Approval of Payroll for the month of January: Checks #6414 though #6434 in the amount of \$328,773.63.

MOTION: Move to adopt the Consent Agenda as presented
Ekberg / Malich - unanimously approved.

PRESENTATIONS:

1. Holiday Helpers Support Group Recognition. Chief Mike Davis introduced the Holiday Helpers Program and recognized several supporters of the program: Fred Labayen, Ambassador from Galaxy Theatre; Teresa Baker from Kelly's Café; Pam and Steve Sutton with the State Patrol and Betcher Family Foundation; and Kim Crowder, Volunteer Coordinator from Shop With a Cop Program. Chief Davis also recognized the local Target for closing their store for four hours to allow the kids to shop, and donating wrapping paper, stocking stuffers, and a Santa. City Council voiced appreciation for all the support for this worthwhile program.
2. "The Catch" Maquette of Proposed Bronze at Maritime Pier. Representing the Greater Gig Harbor Foundation, Julie Gustanski gave an overview of the mission of the foundation and

the request by David Senner for the foundation to take over the project to raise funds for a piece of art that would be a gift to the city.

Douglas Granam, Southworth. Mr. Granam talked about this opportunity to honor fishermen with a representational statue of the 1909 Ashael Curtis photo. He described how the maquette is made in foam and clay, and said that the final product would be done the same way, and then finished as a silicon hollow cast bronze that would patina over time. He mentioned the opportunity to make the jacket green and the salmon silver and the naming opportunities such as benches in the area.

Ms. Gustanski closed by saying the maquette has been in the works long before it was recommended by Council. She also said the maquette has been reviewed by the Gig Harbor Arts Commission.

Tracy VonTrotha – Chair, Gig Harbor Arts Commission. Ms. VonTrotha offered to answer questions regarding the Arts Commission's recommendations. She read a personal statement regarding how the Arts Commission agreed that the statute would be a fitting addition, but disagreed on accepting how the maquette was produced. She explained that they were expecting a small, hand-carved model in wax or clay, but were taken aback with a model that was largely outsourced utilizing 3-D software and produced robotically. One of the commission's recommendations is that the primary artistic credit is given to the photographer, and the technology used to produce the statue be publicized. She suggested that in the future, procedures be put in place to address any major public art donation to the city. She then addressed Council questions regarding the Arts Commission's recommendations.

Ms. Gustanski responded that she and Mr. Granam had just read the recommendations from the Arts Commission a few minutes ago and neither have any objections. She commented that the project is a gift to the city and many things were in play before it was given to the GGHF. She explained that the production method was used for the small model, and the artist component will come with the full-sized statue. She also said that as things progress, information will be posted on their web-site, and that people will find the technology intriguing.

Mr. Granam was asked about the final product. He said that the statue will be around 6'5" tall and suggested that the base be designed to allow people to get near the statue. He explained that his own creative aspect will be in the finishing of the statue; in things like the scales of the salmon and the seams of the jacket and boots, all which will be done by hand. Mr. Granam suggested that people come to his studio and be part of the on-going process.

Mardie Rees – 5810 Sandy Packard Road. Ms. Rees, a native Gig Harbor sculptor and member of the Gig Harbor Arts Commission, voiced concern about how the piece is being made. She explained that her profession is sculpting the human figure; she works with a live model and spend hours on research to ensure her pieces have "soul" and "meaning." She said that the 3-D technology is a useful tool that she uses to accurately enlarge a piece from hand-sculpted work and then finishes by hand. She stressed that "The Catch" was digitally created but is being sold to the community as a commissioned art piece. She said that this is manufacturing, not a piece of fine art that gives value to a place. By accepting this

manufactured piece to be placed in a prominent place we are saying we don't value what is real, she said, and asked if this is the legacy we want to leave. She strongly suggested the City not accept this project in its present form.

Don Rees – 9803 44th Ave NW. Mr. Rees, Mardi's father, explained that an artist would spend six to eight months with a live model, but what he sees here is a Xerox copy. He explained that he toured the 3-D facility when he took Mardi's pieces there for digital archiving. He talked about the years of study of the human figure required to sculpt a statue, then asked if "The Catch" should be called a sculpture by Hitachi. He also referred to the statue as a "Milli Vanilli" misrepresentation of the real thing. He continued to say this new technology is great to scale up your model and helps reduce the cost of the final product, but they start with an art piece. The maquette was outsourced, made from blue foam, painted with clay and touched up by hand. He said the Greater Gig Harbor Foundation and the city has good intentions, but we are forgetting where we came from. Because the piece is set up as a commissioned art piece, it is not truly representational of what it actually costs to create. When asked if he thinks photographs are art, he responded that there is a difference between a photograph and a painting and a photo will never be a painting, just as this technology will never be a sculpture; they just don't have the same value. He said that this reflects poorly on the city, it doesn't encourage artistic expression in the community, and is a slap in the face to the artists.

Councilmember Payne said that Council relies upon the Arts Commission for a recommendation but there seems to be conflicting information on whether or not to move forward. Mayor Hunter reminded everyone that this is a gift to the city and we aren't involved in the fundraising efforts.

Ms. Gustanski explained that Council adopted a resolution in support of the project in October and the concern that the product represents the image on the Ashael Curtis photo has been the assurance made by both Mr. Granam and the foundation. She said that it hasn't been sold as a commissioned piece; it is being sold as an opportunity for the community to join together to gift the city with a valuable piece of art.

Councilmember Perrow asked why 3-D was used rather than the traditional method. Mr. Granam responded that it's a gross misrepresentation to assume you can carve something out of foam with a machine, slap clay on it and say you have a sculpture. He explained that foam core has been used since ancient times and that with hand finishing, this *is* the traditional method utilizing available technology. He added that this is the best way to create a piece that looks exactly like the photo in response to comments made by Council. He then addressed the Arts Commission recommendation to not do anything to color the patina by saying he thinks giving the fish and jacket color it would enhance the work.

Councilmember Ekberg commented that the main concern is that it looks like the picture, and it does. He said that it is a great gift and the city should embrace it, move forward, and thank them for their efforts. Councilmember Kadzik agreed, adding that although he appreciates what the artists have said, the city should accept this gratefully.

Councilmember Young voiced appreciation for both sides presented by the artists which he called two different approaches to the same end.

MOTION: Move to accept the maquette as demonstrating the ability of the artist to produce a life-sized realistic bronze statue for placement at the Parking Lot and Maritime Pier location (3003) Harborview Drive), with the stipulation that all six recommendations of the Gig Harbor Arts Commission be added.
Kadzik / Malich – unanimously approved.

3. Sand Volleyball Court Lighting. City Administrator Rob Karlinsey introduced the subject and presented a brief background for this request to light the sand volleyball court to extend the hours it can be used.

Chris Nelson, proponent for the project, used a PowerPoint presentation to explain the desire to install lighting in order to use the courts after dark. At the conclusion, he asked Council's approval to move forward before they spend more time or money on the idea.

Councilmembers discussed appropriate lighting, the affect on proximal residences, hours of operation, how much staff time would be involved, and the concern that this could set precedence for other city parks.

Council concurred that if the group could propose acceptable hours and a lighting proposal that meets city standards, they should be allowed to move forward.

Greg Vermillion thanked Council for listening and said that the courts are a dream. He said that a key point in proceeding is the hours they would be allowed to play. He was directed to talk to the neighbors and work with staff to come up with something acceptable to both.

OLD BUSINESS:

1. Second Reading of Ordinance – Shorecrest Community Septic System Rates. Finance Director presented the background for the rates and an overview of the public process to date. He explained that the information given at the last public meeting was accepted with the main concern being the connection fee for the three available hookups.

City Attorney Angela Belbeck and Public Works Inspector George Flannigan provided additional information on the subdivision of property resulting in five lots and three available connections.

MOTION: Move to adopt Ordinance No. 1230.
Malich / Guernsey –

Jim Franich – 3702 Harborview Drive. Mr. Franich asked if there was clear understanding and provisions in the agreement for who would be responsible to pay to run a sewer line to a city hookup if the drainfield fails. He said it was discussed in committee and he thought there was an agreement. He said that this is the time to address it.

David Rodenbach responded that it Section Four of the agreement establishes a separate fund to pay for costs of maintenance. He continued to say that in the next rate study, Shorecrest will be reviewed as a separate system to assess future repair costs.

Wastewater Treatment Plant Supervisory Darrell Winans said it has been made clear to the property owners that it would be their responsibility. City Engineer Steve Misiurak added that the system has been evaluated and deemed to be in good shape with adequate reserve capacity.

Annette Spadoni Bannon – 7722 84th Ave. Ct. NW. Ms. Bannon explained that her property overlooks Ray Nash drive and was the second sold in the Shorecrest Development in 1970 before it was re-developed as Rosedale Estates. She said she is one of the three interested parties in hooking up to the system, and that she did attend the February 6th meeting.

RESTATED MOTION: Move to adopt Ordinance No. 1230.
Malich / Guernsey – unanimously approved.

NEW BUSINESS:

1. Public Hearing and First Reading of Ordinance – Downtown Parking Amendments.
Senior Planner Jennifer Kester presented the background information and recommendations by the Planning Commission for proposed amendments to the downtown parking regulations.

Mayor Hunter opened the public hearing at 7:14 p.m.

John Moist – 3323 Harborview Drive. Mr. Moist thanked Council for considering updates to the parking standards which he said would provide an even playing field for all downtown businesses. He responded to questions from Councilmember Malich by saying that they have no plans on changing uses for any of their properties. He also said that there is no ordinance prohibiting gated parking for retail, further explaining that the only street access to Ship to Shore is through the marina lot which is filled with general public during city-endorsed, non-economic events which leaves limited parking for their tenants. He suggested city signage to direct people to authorized parking. His last comment was in response to the question of whether they plan to increasing density without creating more parking. He said no, they don't.

Jim Franich – 3702 Harborview Drive. Mr. Franich requested that Council keep this narrowly focused; to first try it downtown to gauge any repercussions to the residents. He offered several examples of employees using off-site parking which he said restricts parking for others. He questioned the 500' distance, then said at least it would require clear signage demarking it as business parking. He addressed the low level of service at downtown intersections, voicing concern that a change of business use could create the need for a traffic analysis. He asked for clarification on the Planning Commission discussion on a threshold to prevent parking from extending into the residential areas.

Ms. Kester responded that in later meetings they talked about distance limitation for how far away off-street should be allowed, but it was mostly brain-storming; no specific limits were identified.

Bob Frisbie – 9720 Woodworth and property owner at 3721 Harborview. Mr. Frisbie had several comments. 1) Remove Waterfront Millville from the parking changes; apply the changes to the other zones to see what happens. 2) Track sales tax to see if the parking changes affect business. 3) Waterfront Millville has the most restrictive parking requirements of all; it's a good mix so leave it alone until you see how it works elsewhere. 4) 500' rule: there has always been an opportunity for people to build parking lots, but to be viable, the city needs to change the buffering and setback regulations. 5) Downtown, the city should buy property for parking.

Mary DesMarais – 3311 Harborview Drive. Ms. DesMarais reinforced that the Gig Harbor Historic Waterfront Association is in favor of the changes. She said that in the 2nd quarter this year, they would be looking at the parking impacts downtown.

There were no further public comments and the Mayor closed the public hearing at 7:25 p.m. Ms. Kester responded to comments made during the public hearing and Council questions on the proposed amendments. After further discussion on removal of areas from the ordinance, Councilmember Young offered a motion.

MOTION: Move to direct staff to remove reference to Waterfront Millville from Item 1, page 2 of 36.
Young / Kadzik – unanimously approved.

Ms. Kester clarified that this means that reference to Waterfront Millville would be removed from Section 17.72.075 of the Ordinance before it comes back for a second reading. City Administrator Rob Karlinsey reminded Council that they will be asked for direction on two other Planning Commission recommendations that are not currently part of the ordinance at the next meeting.

There was brief discussion on other areas of the city where there could be parking restraints and expanding provisions to allow joint use of parking spaces in the downtown area.

2. Naming of City Pier. City Administrator Rob Karlinsey gave a brief update on construction of the restroom and pier, the background for the interest on what the pier is to be named. He said the Parks Commission solicited input from several interested parties and have forwarded a recommendation for City Council to consider the names of "Fishermen's Pier" (1st choice) and "People's Dock" (2nd choice).

Councilmembers weighed in on their preferred choice. Councilmember Ekberg said his first choice is Maritime Pier.

Councilmember Payne called the name "Maritime Pier" redundant, but he would be okay with any of the three. He said the most historically accurate name would be Peoples' Warf, Dock or Pier. He said without the Fishermen's help, there wouldn't be a pier, and the committee came up with Maritime Pier to reflect its multi-use.

Councilmember Young didn't want to limit the name to just one industry because it will be used by so many. He said he was leaning toward the Maritime Pier, something the Fishermen's Club came up with, but now because of the historic and inclusive name Peoples' Dock.

Councilmember Perrow said that he can't separate the Maritime Pier from the marketing tagline, *The Maritime City*. He said he settled on the Fishermen's Pier because it's what people identify with Gig Harbor. He added that Peoples' Pier is also something he is comfortable with.

After discussion on the difference between a wharf, a pier, and a dock, a motion was made.

MOTION: Move to name it "Peoples' Dock."
Young / Malich – five voted in favor. Councilmembers Guernsey and Perrow voted no.

STAFF REPORT:

1. Council Retreat. City Administrator Rob Karlinsey explained that a Councilmember won't be able to attend the retreat scheduled for April 27th and asked for an alternate date that would work for everyone. May 11th was suggested.

2. Tacoma Narrows Airport Advisory Commission. Mr. Karlinsey said that the city's representative, Harris Atkins had trouble receiving the invites for these meetings and so hasn't been attending. He said he would check with Harris to see if he wishes to continue as our representative and if not, Council would be asked for a representative.

3. Amendments to Parks Commission Ordinance and Bylaws. Rob Karlinsey presented three recommendations by the Parks Commission to: a) change their name from "Friends of the Parks" to "Parks Commission;" b) remove term limits; and c) include a provision to allow a commissioner to be removed after three consecutive, unexcused absences.

Councilmember Perrow said that the concern with term limits is there has been difficulty in recruiting members, and they have wanted to change the name for quite awhile. Council concurred with the recommendations and directed staff to draft the necessary ordinance for consideration.

4. Pierce County Regional Council Request. Ms. Kester presented the background on the request to identify Town Centers to help rank transportation projects for federal funding being passed down from Puget Sound Regional Council. She asked for support to add Gig Harbor North and potentially the Westside and for this and for future county-wide planning purposes.

Councilmember Young added that there have been a number of times that our projects have missed out by a point or two; identifying growth centers could help gain additional points for funding opportunities. He said that at this time there are no standards and no requirements to meet.

Council concurred with the effort to move forward with the recommendation.

PUBLIC COMMENT:

Krista Leathers – 6810 Cascade Avenue. Ms. Leathers, a resident for 31 years, spoke about the lousy resurfacing job done on Soundview Drive. She said it was a waste of the taxpayers' dollars and the city should have waited until they had the money to do it properly.

Michael Elwell – 9211 No. Harborview Drive. Mr. Elwell spoke about the moorings, boat permits, tickets, and boats scheduled to be towed tomorrow. He read a letter requesting to keep his son's boat anchored in front of his property until the proper permits can be obtained from DNR.

Council voiced reluctance at becoming involved in an enforcement action. City Attorney Angela Belbeck explained that this is not the proper venue for Mr. Elwell to ask for an extension, adding that there is a separate appeal process outlined in state law.

After additional conversation with Mr. Elwell, Councilmember Ken Malich offered to allow him to moor the boat at his dock until the issue could be resolved.

MAYOR'S REPORT / COUNCIL COMMENTS:

1. Downtown Historic Preservation and Planning. Mayor Hunter recommended that the city look at the downtown regulations before development resumes. He said he is proposing a Council Committee headed by Councilmember Jill Guernsey to facilitate the process.

Councilmember Guernsey thanked the Mayor and Staff for considering this committee to focus on several issues. She explained that during her campaign she heard quite a concern for the loss of services downtown. She said she is hoping that with the committee we can come up with a vision that would allow us all to be on the same page, pick up the pace, and to take action.

Councilmember Young added that he hopes that the obvious things can be done quickly rather than waiting for a package proposal.

Councilmember Perrow announced that April 21st is Parks Appreciation Day and coincides with Earth Day. He said that we are focusing on five parks to eradicate ivy and scotch broom, with an emphasis on the trees at Donkey Creek Park.

Councilmember Payne recognized Kyle Rohrbaugh, the newest appointee to the Parks Commission. He said that Kyle is a bright young guy who will be a welcome addition.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Operations Committee: Thu. Feb 16th at 3:00 p.m.
2. Civic Center Closed for President's Day – Mon. Feb. 20th.

EXECUTIVE SESSION: For the purpose of discussing guild negotiations per RCW 42.30.140(4)(a).

MOTION: Move to adjourn to Executive Session at 8:30 p.m. for approximately 30 minutes for the purpose of discussing guild negotiations per RCW 42.30.140(4)(a).
Kadzik / Payne – unanimously approved.

MOTION: Move to return to regular session at 9:00 p.m.
Kadzik / Payne – unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 9:00 p.m.
Kadzik / Payne – unanimously approved.

CD recorder utilized: Tracks 1002 – 1033

Chuck Hunter, Mayor

Molly Towslee, City Clerk

**PROCLAMATION OF THE MAYOR
OF THE CITY OF GIG HARBOR**

WHEREAS, Pierce County READS seeks to engage, involve, and connect people throughout Pierce County; and

WHEREAS, Pierce county READS is the largest community reading event in the county, when people read an award-winning book, participate in free events, join with groups to discuss the book, and attend a free event to meet the nationally known, prize-winning author on April 13th, 2012, at 7 p.m.; and

WHEREAS, the Pierce County Library is offering this community-wide program in collaboration with numerous community partners; and

NOW, THEREFORE, I, Charles Hunter, Mayor of the City of Gig Harbor, do proclaim February 19th through April 13th, 2012 as

Pierce County READS

in recognition of Pierce County Library System and The News Tribune's Pierce County READS, sponsored by Key Foundation, a foundation funded by KeyBank and invite all citizens of Gig Harbor to join me in this special observance. In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Gig Harbor to be affixed this 13th of February.

Mayor, City of Gig Harbor

Date

C091080-2

WASHINGTON STATE LIQUOR CONTROL BOARD

DATE: 02/06/2012

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
(BY ZIP CODE) FOR EXPIRATION DATE OF 20120531

| LICENSEE | BUSINESS NAME AND ADDRESS | LICENSE NUMBER | PRIVILEGES |
|---|--|----------------|---|
| 1. COSTCO WHOLESALE CORPORATION | COSTCO WHOLESALE #624 10990 HARBOR HILL DR GIG HARBOR WA 98331 8945 | 402117 | GROCERY STORE - BEER/WINE WINE RETAILER RESELLER |
| 2. WATER TO WINE L.L.C. | WATER TO WINE 9014 PEACOCK HILL AVE STE 100A GIG HARBOR WA 98332 1029 | 407818 | BEER/WINE SPECIALTY SHOP |
| 3. FRATERNAL ORDER OF EAGLES GIG HARBOR AERIE NO. 2809 | FRATERNAL ORDER OF EAGLES GIG HARBOR 2809 BURNHAM DR NW GIG HARBOR WA 98335 0000 | 360395 | PRIVATE CLUB - SPIRITS/BEER/WINE |
| 4. MI CHA KIM, INC. | GIG HARBOR CHEVRON 5006 PT FOSDICK DR NW GIG HARBOR WA 98335 0000 | 072786 | GROCERY STORE - BEER/WINE |
| 5. GIG HARBOR GAS & FOOD MART, IN | GIG HARBOR 76 5501 38TH AVE NW GIG HARBOR WA 98335 0000 | 081604 | GROCERY STORE - BEER/WINE |
| 6. OPPIDO LUCANO, LLC | IL LUCANO 3119 JUDSON ST GIG HARBOR WA 98335 1221 | 085087 | SPIRITS/BR/WN REST SERVICE BAR |
| 7. STOUT, PYONG SUK | TOKYO TERIYAKI 3111 JUDSON ST GIG HARBOR WA 98335 1221 | 085327 | BEER/WINE REST - BEER/WINE |
| 8. SINGH, SURINDER PAL | GATEWAY TO INDIA 6565 KIMBALL DR STE 102 GIG HARBOR WA 98335 1269 | 081255 | SPIRITS/BR/WN REST SERVICE BAR |

C091080-2

WASHINGTON STATE LIQUOR CONTROL BOARD

DATE: 02/06/2012

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
(BY ZIP CODE) FOR EXPIRATION DATE OF 20120531

| LICENSEE | BUSINESS NAME AND ADDRESS | LICENSE NUMBER | PRIVILEGES |
|---------------------------------|--|----------------|-----------------------------|
| 9 . DYLAN ENTERPRISES INC. | TIDES TAVERN 2925 HARBORVIEW DR GIG HARBOR WA 98335 1910 | 356387 | SPIRITS/BR/WN REST LOUNGE - |
| 10 . GREENHOUSE RESTAURANT, LLC | GREENHOUSE RESTAURANT 4793 POINT FOSDICK DR NW #400 GIG HARBOR WA 98335 2315 | 403430 | SPIRITS/BR/WN REST LOUNGE + |



NOTICE OF LIQUOR LICENSE APPLICATION

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

DATE: 2/17/12

RE: APPLICATION FOR ADDED PRIVILEGE

UBI: 602-920-108-001-0039
License: 083474 - 1U County: 27
Tradename: ALBERTSON'S NO. 406
Loc Addr: 11330 51ST AVE NW
GIG HARBOR WA 98332-7890
Mail Addr: DEPT 70428
PO BOX 20
BOISE ID 83727-0020
Phone No.: 813-853-4750 ELLEN SCHREFFLER

APPLICANTS:
NEW ALBERTSON'S, INC.

BOEHNEN, DAVID L 1946-12-03
BOYD, JOHN F 1952-02-13
BREEDLOVE, JOHN P 1957-09-16
TROYER, DOYLE J 1958-11-27

Privileges Upon Approval:
GROCERY STORE - BEER/WINE
BEER AND WINE TASTING
SPIRITS RETAILER
WINE RETAILER RESELLER

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

Gig Harbor Historic Waterfront Association Implementing the Main Street™ Approach in the Gig Harbor Historic Waterfront District

Progress Report

December 26, 2011

Perhaps the most exciting and beneficial GHHWA activity during 4th quarter 2011 was the Main Street Resource Team Visit on December 14th and 15th by Sarah Hansen (Washington Main Street Program) and Todd Barman (National Main Street Center). The input the Team received from GHHWA Board Members, Committee members, merchants and business owners, property owners and the City will be invaluable to GHHWA as we look ahead in our strategic planning to take the organization to the next level. We appreciate the time given to this process by the Mayor and city staff. It goes without saying that the partnership we share with the city is crucial to our success. We anxiously await the written report that will be made available to us in early 2012.

COMMITTEE UPDATES

Economic Development Committee

Status of Current Projects:

Database

Progress has been made on reviewing parcel information for our database. We learned that the format needs some additions and changes to accommodate issues such as multiple buildings, floors, etc. Committee members said they will gather added information on the parcels assigned to them.

The committee has purchased and is reviewing the Downtown-Diva software, which might be used to record information being gathered. References to other Main Street programs have been made to determine if the software is sufficient for our use in lieu of developing our own Access GIS data base. We have also had discussions with the State Main street director regarding their developing a basic "data set" format for all Main Street programs as they all have similar needs.

Available Properties

The committee has discussed the need to use the available property information to help attract new business. The information should be shared with the Chamber, The Economic Development Board, Real Estate Brokers, and others. The current update is attached for your review, with an interesting comparison showing with and without the QFC square footage.

Consideration is being given to developing packets for prospective tenants, which would include brochures on the community and on available properties, pictures and other information to help in attracting tenants. Gary Gallinger was suggested as a resource and has attended the economic development committee meeting.

Two committee members will review possible programs for further use of the information.

Cushman Connection Trail

GHHWA has discussed potential changes for the connection trail with the City and Bob Glass, owner of Haven of Rest. The change would move the trail west to an area less likely to be developed. The new location would likely require two bridges. Scot Grelly will review the specifics of the change to clarify the bridge and location requirements so the GHHWA and Rotary can review cost and other implications. Bob Glass is still supportive of this project and an easement will be a next step.

Design Committee

Skansie Park/Jerisich Dock Project

Placement of the dumpster on the adjoining marina property has been approved. An on-site meeting with Public Works was held on June 1 to determine project elements that can be addressed in the near future.

Connie Schick Clock Project

The GHHWA Design Committee is working with the City of Gig Harbor and the Rotary Club on their proposed clock project for the corner of Pioneer and Harborview. Preliminary designs have been created and estimates for project elements are being procured. This is another project where we will be partnering with the City for the required flatwork. We are pleased to be a part of this effort and are excited about the ambience and “people place” this project will provide in the center of the downtown section of the waterfront district.

Promotions Committee

Halloween

Halloween was a great success. It is estimated that between 3,000 and 4,000 people attended the event along the waterfront. We appreciate the partnership with the City of Gig Harbor and the Gig Harbor Police Department for the road closures provided in an effort to provide a safe venue for the thousands who attended the event. We partnered with Harbor Wild Watch, the Rotary Club of North Gig Harbor, and the Harbor History Museum, and provided an opportunity to promote the City Park Playground Upgrade at a booth in Skansie Park. Fifty-five waterfront businesses were “hosts” to pumpkins from the pumpkin decorating contest. Over thirty hours of volunteer time was provided for “Trick or Treat in the Harbor.”

Girls Night Out – November 10, 2011

This is a great annual event that brings people to the waterfront district with the sole objective of shopping and dining. Fifty-one waterfront businesses participated in the event. GHHWA successfully sold out of “goodie bags,” which allowed us to confirm a minimum attendance of 300 women, up from 200+ who participated in 2010. Our efforts to track sales in the waterfront district for this one day alone indicated sales in excess of \$21,000! Well over seventy hours of volunteer time was dedicated to this event. A

dedicated Facebook page for this event kept followers up to date on participants, specials, etc.

City of Gig Harbor Christmas Tree Lighting – December 3, 2011

Working with the Department of Public Works, GHHWA purchased replacement bulbs for the city tree in Skansie Park and the Finholm Tree. GHHWA volunteers also arranged for refreshments to be served at the tree lighting, and six GHHWA volunteers were on-hand to distribute the cookies, hot cider and coffee at the event.

Candlelight Christmas in the Harbor, December 6 and December 9-11, 2011

GHHWA's holiday festivities commenced with the first annual "Deck the Windows" – a window/storefront decorating contest. The intent of the contest was to help create an "old-fashioned, small town" Christmas feel along the waterfront. Twenty-four businesses registered to participate. In addition to a small monetary prize from GHHWA, shoppers had the opportunity to vote for their favorite window for a People's Choice Award.

December 6 was the 3rd annual "Hark the Harbor" event – community caroling led by Sharon Stearnes, while awaiting the arrival of the Argosy Christmas Ship. Nearly 150 people showed up to join in the fun, doubling the attendance of 2010.

A dedicated Facebook page promoted shopping in downtown Gig Harbor as a place to buy unique gifts and "escape the sea of retail sameness" as well as the chaos of the large shopping malls.

Music, both live and recorded, filled the air along the waterfront December 9-11 during "Candlelight Christmas in the Harbor." For the second year in a row, GHHWA partnered with Miracle Ranch to provide "Hayrides with Santa" on the 9th and 10th. Miracle Ranch donated the wagon, 10+ volunteers, and freshly baked cookies. Santa (Jim O'Donnell) also donated his time, and the City of Gig Harbor ensured available space on Judson Street for loading. Between 150 and 200 people enjoyed the hayrides, including an ensemble from Paradise Theater's production of "A Christmas Carol." Over 150 hours of volunteer time was dedicated to GHHWA's Christmas activities.

Organization Committee

Communications

GHHWA monthly newsletter is distributed monthly via Constant Contact. Email Blasts are sent as needed to inform the readership of upcoming district activities. GHHWA distributes the monthly Art Walk newsletter, promoting the Gig Harbor Gallery Association events (First Saturday Art Walk). Facebook (GHHWA FB and Girls Night Out and Candlelight Christmas in the Harbor dedicated pages) and Twitter updates are posted on regularly.

Finances

A Profit & Loss Statement and Balance Sheet for 01/01/2011 through 11/30/2011 (Fiscal Year 2011 YTD) are included in this report.

B & O Tax Credit Incentive Program

GHHWA has been able to retain local tax monies within our community by encouraging businesses to utilize the Washington State B&O Tax credits available through the state's Main Street Incentive Program. Two receptions have been held during this quarter to targeted businesses to encourage participation in this self-directing tax program. GHHWA's annual monies received through the Main Street Tax Program are:

2008 \$17,500
2009 \$24,000
2010 \$69,250
2011 We have received \$74,750 of the \$92,450 committed YTD

2011 B&O Tax Credit participants include:

Niazi, DDS
Fournier & Associates
Gig Harbor Fly Shop, LLC
Paul Kadzik
Kitsap Bank
Law Offices of Ralph Flick, PS
William Lubken, DMD
McKenzie River Restaurants, Inc.
Real Carriage Door Company, Inc.
S Squared
Steffen & Hinz, PLLC
The Windward Company
Threshold Group
To Our Youth
Water to Wine
Willis Marketing, Inc.

Additional Membership Revenue (not including those utilizing the Main Street Tax Credit)

2008 \$11,278
2009 \$13,334
2010 \$15,000
2011 \$7,500 (YTD) (New Members since 10/1/11: Glein Investments, the Morris Foundation, Harbor WildWatch, Gig Harbor Glow Spa).

2012 Wine & Food Festival

The 2012 Wine & Food Festival will be an independent project for GHHWA. While the event will be held at the grounds of the Museum, the Museum will only be providing a support role and will not be splitting the profits of the event. GHHWA is hiring an event director and is exploring opportunities to offer additional elements around this event, such as winemaker dinners.

Training and Meetings

Trainings/Meetings attended by GHHWA staff, Board of Directors and Committees in 3rd quarter 2011 includes:

November 9 – 10, 2011 Main Street Manager's Retreat – Alderbrook, WA

Meetings and training provided by GHHWA during 1st quarter 2011 for the Waterfront District include:

October 19, 2011 Monthly Waterfront District Roundtable Meeting

October 17, 2011 Monthly Waterfront District Roundtable Meeting

December 15, 2011 Main Street Resource Team Findings Presentation



DATE of MEETING: February 16, 2012

TIME: 3:00 p.m.

LOCATION: Public Works Conference Room

MEMBERS PRESENT: Councilmembers Ekberg and Perrow. Councilmember Payne was absent.

STAFF PRESENT: City Administrator Rob Karlinsey, City Engineer Steve Misiurak, Senior Engineer Emily Appleton, Senior Engineer Jeff Langhelm, Project Engineer Marcos McGraw, Special Projects Coordinator Lita Dawn Stanton, Associate Planner Dennis Troy, Planning Director Tom Dolan, and Asst. City Clerk Maureen Whitaker

OTHERS PRESENT: none.

SCRIBE: Maureen Whitaker

1. WILKINSON FARM PARK TRAILS OPEN HOUSE REPORT.

DISCUSSION POINTS

Dennis Troy reported that an open house was held regarding the proposed Trails Plan at the Wilkinson Farm Park on February 1, 2012 from 5:00 to 6:00 p.m. The proposed Trails Plan is currently in its draft stages and the intent of the open house was to share the proposed plan and receive feedback from members of the community. Five people attended the open house, two of which were reporters and three were local homeowners whom lived adjacent to the park. During the open house, staff, consultants, and Parks Commissioners spoke and the proposed Plan was available for public viewing.

Mr. Troy further explained that the draft Capital Improvement Program allocates 900K towards improvements for the park over a six-year time frame, which includes improved pedestrian connections to the Cushman Trail. The city's consultant, Matt Hedin of Grette and Associates, provided a synopsis of the wetland delineation and history regarding the Parks Plan and where we are today. Mr. Hedin noted that the wetlands are regulated by the federal government through the Army Corps of Engineers, the state through the Department of Ecology, and the City of Gig Harbor through the local critical areas within the GHMC. However, GHMC Title 18.08 exempts walking trails that pass through wetland areas provided certain conditions are met during design. Many of the proposed trails would likely be exempt; however, additional permitting would likely be required for the viewing platforms and bridge crossing the water.

Mr. Troy said that staff was recommending a 4-ft. soft surface trail which is exempt from a critical areas permit. He further explained that anytime a paved path is not permeable, we would need to go through

DOE and the Corps. Paved structures or raised boardwalk would trigger federal ADA standards, which could be very costly.

The proposed Parks Plan right now proposes ongrade surface trails and a standing piling bridge, which can be permitted all at once, but may take a little longer as it needs to go through DOE and the Corps. Grette will route the proposed plan to them and request a letter of permission. The bridge could be constructed at a later date. Public comments were heard from the three residents:

- Improvements will lead to more users, which in turn will create a greater parking demand. Currently there are already parking constraints, with parking overflows onto Rosedale St.
- Trails should not be paved, but rather a soft surface trail.
- Accessibility of trails and access to viewing platforms.
- Concerns of this park turning into a dog park and improvements will only magnify.
- Concerns of potential bridge/walkway over pond would interfere with fowl.
- Viewing platforms are unnecessary because pond is covered with algae for 6 months of the year.

RECOMMENDATION

Councilmember Ekberg said parking is always a concern. The original soft surfaces at Tallman were eventually paved, which alleviates maintenance concerns. Councilmember Perrow stated that he and the Parks Commission preferred soft surfaces. Councilmember Ekberg said it would be nice to have a plan implemented.

2. DOGWOOD PLAT AMENDMENT TO THE WASTEWATER COMPREHENSIVE PLAN.

DISCUSSION POINTS

Jeff Langhelm stated that the city had received a request from Talmo, Inc. for a technical amendment to the city's 2009 Wastewater Comprehensive Plan. The request is related to the proposed Dogwood Plat. Mr. Langhelm discussed the existing and proposed basin boundaries of the 7.9-acre residential plat consisting of 26 single-family lots on five parcels that are separated into two sewer basins with the eastern portion of the Plat located in Basin #14 and the western portion located in Basin #21. That plat is being divided by basin boundaries. Basin #21 currently does not have sewer collection infrastructure and construction of such facilities would be necessary prior to connecting future buildings proposed by the Dogwood Plat to the city's sewer infrastructure. Therefore, the Owner has proposed the entire Dogwood Plat and one adjacent associated parcel connect to the city's sewer collection through Basin #14 with existing sewer collection infrastructure.

Mr. Langhelm stated that city staff has reviewed a sewer hydraulic report prepared by PacWest Engineering, LLC, dated January 24, 2012 related to the proposed amendment. The report indicates 24 ERUs of sewer would be transferred from Basin #21 to Basin #14. Current 20-year planning projections indicate the total sewer flows in each basin are approximately 300 ERUs in Basin #21 and 340 ERUs in Basin #14. The 24 ERU transfer would be an 8% decrease to Basin #21 and a 7% increase to Basin #14. He believes the information provided in the report sufficiently justifies the proposed amendment with minimal impacts to existing and future sewer infrastructure. Mr. Langhelm asked if there are no significant concerns by the Committee, staff will prepare a resolution for review by the full City Council at the February 27 Council meeting.

RECOMMENDATION

Councilmember Ekberg responded that the Committee concurs.

3. TWAWELKAX TRAIL PROGRESS UPDATE.

DISCUSSION POINTS

Mr. Langhelm said \$10K has been appropriated for the design of this trail. The city's consultant Grette and Associates is on board and Mr. Langhelm has met separately with Rotary and Haven of Rest and is trying to arrange a joint meeting with them. Rotary would like the trail paved like the Cushman Trail, which, is paved 10 ft. wide with 2 ft. shoulders. There is some disagreement regarding the steep hillside, grading and cuts. Mr. Langhelm said that it would need equipment to do this, requiring substantial switchbacks and grading. Mr. Langhelm stated that these concerns will be discussed with Rotary. Mr. Langhelm stated that there are substantial trees behind the Le Bistro and at the top where Haven of Rest exists and the proposed 10 ft. wide trails would require removing them. Planning Director Tom Dolan pointed out that there is a large natural swordtail fern garden there that would also be destroyed. Mr. Langhelm stated that Le Bistro's parking lot is almost entirely on city property. He suggested the possibility of an easement with them would benefit both Le Bistro and the city. He said that even a gravel path would require quite a bit of grading. Mayor Hunter and the City Administrator are in agreement with keeping the trail minimal. Mr. Langhelm said that he is anxious to meet with Rotary to understand how they plan on accomplishing their vision without major grading and severe cuts taking place.

Easements were briefly discussed between the Haven of Rest and the city.

RECOMMENDATION

Councilmember Ekberg said that he thought he would like to see it paved, but needs to walk it first. He further stated that because this is a denser area, it would be okay for the trail to be less wide. He suggested staff to look at paving as an option. Councilmember Ekberg said the trail would be crucial as a connector, and maintenance could be a problem if not paved.

Councilmember Perrow said he agreed however, consistency is important. He said that there should be a sign prohibiting bicycles as the trail would be too narrow for both bicyclists and pedestrians. He spoke of the Rotary's engineer and was very familiar with his ideas, which included severe cuts and a wide trail. Councilmember Perrow said that the trees behind Le Bistro were some of the biggest in the harbor and said that a 10-ft. trail is excessive and said that he had never heard that this trail was proposed to be paved. He said that he did not want any significant trees cut.

4. PIERCE COUNTY STORMWATER PROPERTY ON OLD BURNHAM DRIVE.

DISCUSSION POINTS

Mr. Langhelm said that this property had been previously discussed in a previous Operations Committee meeting. Councilmember Perrow said that he initially brought this idea to the Parks Commission some time ago. Mr. Langhelm further explained that Mr. Karlinsey asked him to contact Pierce County, since this property has been annexed into the city. Pierce County said they were considering the city's request however, they may want to sell it, or give the city an easement, or hold onto it. The weirs were discussed and the need to maintain the weirs in perpetuity should the city own the property. Pierce County's contact Jeanine Redmond didn't know if they can legally give the property to the city, but the County's legal department was looking into it. Mr. Langhelm received a phone call from Pierce County on Monday. Ms. Redmond said that they had been looking into our parks plan and saw some funding

for a conservation easement. Councilmember Ekberg asked if this property had any value to the County. Mr. Langhelm said if the County did a project to the west, they could use this site as mitigation.

RECOMMENDATION

Mr. Langhelm is waiting to hear back from Pierce County and will report his findings to Mr. Karlinsey.

5. 56TH STREET/PT FOSDICK ROADWAY IMPROVEMENT PROJECT STATUS UPDATE & OPEN HOUSE REPORT.

DISCUSSION POINTS

City Engineer Steve Misiurak explained that this project has been on the city's docket for 10 years. The city was successful in receiving a Transportation Improvement Board (TIB) grant of \$2.6M for a total project cost of \$4.2M. The state grant covers 61% of the construction costs including construction management on a sliding scale. Mr. Misiurak explained that this project qualifies under the Rapid Action Program that requires the city to advertise for construction bids by March 19 and issue the Notice to Proceed by May 18, 2012. The project is currently at 75% final design.

A lengthy discussion ensued regarding project funding. Mr. Misiurak stated that a meeting is scheduled next week concerning a private developer commitment and another with TIB. Project public outreach was discussed by Project Engineer Marcos McGraw who stated that there were two open houses held on Jan. 25 and Feb. 2. and over 3,000 flyers were mailed to the west side that included a description of the project and an invitation to the open houses, one tailored for the residents and the other for local businesses. There was better attendance at the Feb. 2 meeting for the businesses.

RECOMMENDATION

Councilmember Ekberg stated that he did not want to see the city lose the grant but was concerned how much the city would have to pay if the developer did not follow through with their commitment. Councilmember Perrow stated that he has ownership of properties in the immediate proximity of the project. Mr. Misiurak stated that the city will know more next month.

6. PEOPLE'S DOCK UPDATE.

DISCUSSION POINTS

Marcos McGraw provided a project update and reported that the parking lot is complete with thirty additional public stalls, the restroom is permitted, and the Public Works Crew is moving forward with construction of the restroom. The construction of the restroom will be completed this spring. Mr. McGraw also reported that the public parking signs have been posted. Some members of the community have requested that the restrooms be not unisex like Donkey Creek, however the fixtures will be set up for unisex. A final decision has not yet been made.

Lita Dawn Stanton provided a status update of the permits. The permit applications have been submitted and the city has received comments back from all agencies except National Marine Fisheries Services (NMFS). Ms. Stanton stated that the city has been providing ongoing information as requested by Army Corps of Engineers. Due to the delay in receiving permit approval, the next step may be to go down to Lacey to have a face to face meeting with NMFS. Ms. Stanton said it has been one calculation request after another whereby each layer sparks another layer of questions and the Corps can't sign off until NMFS approval. The next analysis is 100% grating on pier. Grating is 18 ft. with wood on each side. NMFS has now requested a zebra pattern, which will cost \$10K more that provides more light for fish.

Councilmember Ekberg asked if they are looking for total square feet. Ms. Stanton stated that it is both square feet and shadow. NMFS is aware of the city's funding restrictions.

RECOMMENDATION

The Council Committee agreed that it is time for a face to face meeting and quit going back and forth.

7. DONKEY CREEK PROJECT STATUS UPDATE.

DISCUSSION POINTS

Councilmember Ekberg stated for the record that his firm provides insurance for the Harbor History Museum. Councilmember Perrow stated that he is an adjacent property owner to the Museum.

Emily Appleton reported that the permitting process has been a challenge for this project, resulting in additional time and effort toward coordination with agencies and permit preparation. All permit applications have been submitted and are under review by the various jurisdictions: National Marine Fisheries Services (NMFS), US Fish and Wildlife (USFW), WA Department of Archeological and Historical Preservation (DAHP), Army Corps of Engineers, WA Department of Ecology, WA Department of Fish and Wildlife and the City of Gig Harbor (local permits). All permits are anticipated to be issued by the end of May 2012.

Ms. Appleton provided a status update of the project's design and construction timeline. The 90% design plans and specification will be submitted to the city on February 17, 2012. An independent engineer's estimate of probable construction costs will be submitted to the city on March 2, 2012. Additional updates to the Committee will occur upon staff review of the 90% documents and cost estimate. Final plans and specification will be complete and ready to go to bid once the permits have been issued. The project will go out to bid in June and awarded in July. The project will take approximately one year to complete.

Ms. Appleton then provided an update of the Harbor History Museum and stated that in order to obtain the additional conservation easement for the improved estuary design, the city and Museum staffs have been meeting to discuss and negotiate the terms. This will culminate in an amendment to the Conservation Easement Agreement between the city and the Museum. Since execution of the MOU in November 2011, the Museum has come back with more requests beyond the terms of the original MOU. As such, the city has responded with the current landscaping plan for the Museum's review and agreed to add a fence along the trail on the north side of the Midway School. The Museum's landscaping request included artificial turf. Ms. Appleton stated the artificial turf would most likely not be allowed by the permitting agencies and hardy grass would be a good substitute. Ms. Appleton stated that the outcome of the negotiations with the Museum will be incorporated into an amendment to the Conservation Easement Agreement between the City and the Museum. It will then be presented to City Council in a month or two, hopefully will be the final amendment. The Committee asked about an alternate entrance to the Museum during construction. Councilmember Perrow stated that he has been in discussions with the Museum concerning this as the abutting property owner.

Ms. Appleton reported that utility relocation meetings have been held with Puget Sound Energy, Peninsula Light, CenturyLink, and Comcast, and the utility companies plan on relocating their utilities in advance of project construction. She also reported that Public Works moved the rhodies at the intersection of Austin and N. Harborview Drive.

Ms. Appleton said that the Austin Estuary Restoration Project has a low bidder, and explained that the apparent low bidder was disqualified due to an unwaivable bid irregularity, which will be brought to Council for a formal bid rejection at the next Council meeting. The construction contract will be presented to Council for award after all permits have been issued, sometime in March. The project will be completed in approximately 6-8 weeks.

RECOMMENDATION
None made.

8. Hospital Benefit Zone (HBZ) Project List.

DISCUSSION POINTS

Mr. Misiurak reported that we have proposed amendments to the 30-year HBZ list and the 5-year HBZ project schedule, which will be presented to Council for approval. City Administrator Karlinsey prepared a memorandum to Mayor Hunter and City Council dated February 8, 2012 that outlined the proposed changes. Mr. Misiurak explained the proposed revisions:

1. Add the SR302 corridor study (Purdy exit) to the 30-year HBZ project list. So far, this multi-year study has been fully funded by the state. However, approximately \$2 million needs to be appropriated by the state to complete the study. Completing the study would mean arriving at one selected solution and would set the stage for the state to apply for federal funds and appropriate future funding to the final solution. This intersection is at capacity and needs safety improvements. There has been a great deal of community input and the options are currently narrowed down to four. Mr. Misiurak explained that the funding deficit by the state is \$2 million and would require up to \$1 million contribution by the city requiring a budget amendment. Currently, the city's participation has been allowing the state Department of Transportation's the use of our traffic modeling. Mr. Misiurak stressed that the city would realize benefits for the reduction in congestion. Ms. Appleton said that the city's input is important, as this project will greatly impact the city's surface streets. Ms. Appleton stated that these improvements would also alleviate traffic on Burnham Drive which will make the roadway last longer. She also discussed an interchange at 144th, which would alleviate traffic on Burnham. More discussion ensued.

2. On the 5-year project schedule, move the Sehmel right Turn Lane and the BB16 Roundabout metering up by one year. Mr. Misiurak explained that the current problem at Sehmel at the state's smaller roundabout occurs in the peak p.m. hours, as the cars are cuing up. The 3-way stop has helped a lot but cars are still cuing up. This project is fully designed and on the shelf ready to go.

Mr. Misiurak explained that the ramp metering (design only) is proposed to move up from 2013 to 2012 and installation would occur in 2013 instead of 2014. Because traffic volumes appear to be increasing at BB16, it is important to get on top of the situation now and install improvements that will improve traffic circulation before traffic congestion becomes unacceptable. It was noted that the ramp meter on the bridge can be adjusted. Councilmember Ekberg said that he has noticed backups coming down the hill from Target and said that getting off SR16 is much better since the BB16 improvements were made, as the spacing has made a big difference. Ms. Appleton said the state's traffic engineer wants to make the BB16 roundabout the model way of doing it. Councilmember Ekberg said in Europe that they use traffic signals in roundabouts. Councilmember Ekberg asked if any traffic counts are scheduled there for 2012. Ms. Appleton said traffic counts were done last year, and due to budgetary constraints traffic counts won't be done until next year.

RECOMMENDATION

Councilmember Ekberg recommended that the proposed changes to the 30-year HBZ project list and 5-year HBZ schedule can move forward to full Council as recommended by this Committee.

Other items discussed:

1. Shorecrest Community Sewer System.

Councilmember Ekberg had a comment about the sewer agreement by Shorecrest. He stressed that the Shorecrest Community Sewer System property owners should be on their own as a standalone system and city should not be responsible for any repairs or upgrades to their system. He asked if there is any chance to add a Memorandum of Understanding to the agreement and added that he hopes it is clear that they need to find solutions on their own. Mr. Misiurak said a standalone fund will be set up. Councilmember Perrow suggested that as time moves forward, it would be a good idea to send Shorecrest property owners an annual report. Mr. Misiurak said a financial update could be performed. Councilmember Ekberg agreed that it is a good idea to do this.

2. Sidewalk at the end of the ferry landing on the uphill side.

Councilmember Ekberg said there are segments of sidewalk that have been cut up and patched with asphalt in segments. Mr. Misiurak said he would take a look at it with the Public Works crew.

3. Water Tank at Ringold.

Councilmember Perrow asked if the tank can be removed since it is not being used and is a subject of vandalism. Mr. Misiurak said there is a possibility of it being removed as part of waterline project if budget is available. Mr. Misiurak would follow up with Marco Malich. He said this had been discussed before but Mr. Malich had talked to a metal scraper and there wasn't enough scrap value and budget to remove it.

Meeting adjourned at 4:30 p.m.

Respectively submitted,

Maureen Whitaker



Business of the City Council
City of Gig Harbor, WA

Subject: Resolution – Surplus Equipment

Proposed Council Action:

Adopt the attached resolution surplusng this City-owned equipment.

Dept. Origin: Finance
Prepared by: Kay Johnson
For Agenda of: February 27, 2012
Exhibits: Resolution 893

Initial & Date
Concurred by Mayor: [Signature] 2/22/12
Approved by City Administrator: [Signature]
Approved as to form by City Atty: [Signature]
Approved by Finance Director: [Signature] 2/22/12
Approved by Department Head: [Signature] 2.22.12

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

INFORMATION / BACKGROUND

The city has a surplus of broken monitors, keyboards, mice, printers, and obsolete computers that are not upgradable or cannot be repaired and need to be properly disposed. This surplus occurred due to the replacement of outdated equipment.

FISCAL CONSIDERATION

The surplus computer equipment will be donated to either a recycling center or charity organization to be refurbished and reused.

BOARD OR COMMITTEE RECOMMENDATION

N/A

RECOMMENDATION / MOTION

Move to: Adopt the attached resolution surplusng this city-owned computer equipment.

RESOLUTION NO. 893

**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

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

To declare as surplus:

| EQUIPMENT | Quantity | SERIAL / ASSET NUMBER | MODEL INFO. |
|-------------------------------------|----------|-----------------------|-------------|
| Formatted Drives-Swiped | 9 | N/A | N/A |
| Jet Direct 170x | 2 | N/A | N/A |
| Damaged mice | 2 | N/A | Dell |
| 3 Com Superstack Switch 110-24 port | 1 | 7zLv26ca098 | 3Com |
| Dell Precision m50 | 1 | #01045 J6TLK21 | Pp01X |

SURPLUS ITEMS
Page 2

PASSED ON THIS 27th day of February, 2012 .

APPROVED:

MAYOR CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

MOLLY M. TOWSLEE, CITY CLERK

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

SURPLUS ITEMS
Page 2

| | | | | |
|--|--|-------------------|---|----------------------------|
| | <p><u>Monitors</u> Dell FP Monitor</p> <p>Gateway Monitor</p> | <p>1</p> <p>1</p> | <p>Asset#00996 S#mx-08g152-47605-24p-dxe9</p> <p>17014c391324</p> | <p>Dell</p> <p>Gateway</p> |
| | <p><u>Printers</u> HP5610</p> <p>HP Business Inkjet 2800</p> | <p>1</p> <p>1</p> | <p>Asset#01514 Cn74ndw0bk</p> <p>Asset#01279 TH53T4408H</p> | <p>Hewlett Packard</p> |
| | <p>Keyboards Miscellaneous box of cables and wires</p> | <p>2</p> | | |



Business of the City Council
City of Gig Harbor, WA

Subject: Resolution – Rejecting the Bid from Henderson Partners, LLC for the Austin Estuary Park and Roadway Improvement Project (CPP-1124).

Proposed Council Action: Adopt the Resolution rejecting the bid from Henderson Associates, LLC received by the City for the Austin Estuary Park and Roadway Improvement Project (CPP-1124)

Dept. Origin: Public Works/Engineering

Prepared by: Emily Appleton
Senior Engineer

EA 2.21.12

For Agenda of: February 27, 2012

Exhibits: Resolution

Concurred by Mayor:

Initial & Date

CLH 2/22/12

Approved by City Administrator:

PJK

Approved as to form by City Atty:

DL per email 2-16-12

Approved by Finance Director:

[Signature]

Approved by Department Head:

[Signature] 2/21/2012

| Expenditure | Amount | Appropriation |
|--------------|--------------|---------------|
| Required \$0 | Budgeted \$0 | Required \$0 |

INFORMATION / BACKGROUND

On February 1, 2012, the City opened bids for the Austin Estuary Park and Roadway Improvement Project. The bid received from Henderson Partners, LLC was reviewed and determined to be non-responsive due to an irregularity in which Henderson Partners, LLC, did not comply with the Bid Proposal requirement to submit a subcontractor list. Failure to submit a subcontractor list can potentially be a material advantage to the bidder, who could engage in bid shopping or bid peddling after the award of the prime contract and as such, is not a waivable irregularity. RCW 35.23.352 authorizes the City to reject such a bid by resolution.

FISCAL CONSIDERATION

None.

BOARD OR COMMITTEE RECOMMENDATION

None.

RECOMMENDATION / MOTION

Move to: Adopt the Resolution rejecting the bid from Henderson Partners, LLC received by the City for the Austin Estuary Park and Roadway Improvement Project (CSP-1124).

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, REJECTING BID FROM HENDERSON PARTNERS, LLC, RECEIVED BY THE CITY ON THE AUSTIN ESTUARY PARK AND ROAD IMPROVEMENT PROJECT, CSP-1124.

WHEREAS, the City of Gig Harbor recently opened bids on the project commonly known as the Austin Estuary Park and Road Improvement project; and

WHEREAS, due to an unwaivable irregularity in the bid received from Henderson Partners, LLC, including a failure to comply with the Bid Proposal requirement to submit a subcontractor's list, the City desires to exercise its right to reject the bid in accordance with the City's reservation of right to reject any or all bids as set forth in its Invitation to Bidders and as authorized under RCW 35.23.352; Now, therefore,

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

Section 1. Rejection of Bid. For the reasons stated above in the WHEREAS clauses, the bid received by the City of Gig Harbor from Henderson Partners, LLC on the Austin Estuary Park and Road Improvement Project (CSP-1124) is hereby rejected, and the bid deposit shall be returned to the bidder.

RESOLVED this 27th day of February, 2012.

CITY OF GIG HARBOR

MAYOR, CHARLES L. HUNTER

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

FILED WITH THE CITY CLERK: 02/21/12
PASSED BY THE CITY COUNCIL: 02/27/12
RESOLUTION NO.

Austin Estuary
Consent Agenda - 6
LPP 1124 Page 4 of 4.
2.27.12 Council Bill
City Attorney Approval

Appleton, Emily

From: Bio F. Park [bpark@omwlaw.com]
Sent: Thursday, February 16, 2012 3:46 PM
To: Appleton, Emily; Angela S. Belbeck
Cc: Misiurak, Steve; Whitaker, Maureen
Subject: RE: Austin Estuary Park - Council Bill and Resolution Rejecting the Bid from Henderson Partners LLC
Attachments: Resolution reject Herderson bid (961687).DOC; agenda bill for resolution rejecting Henderson bid (961688).DOC

Hi Emily,

Both the agenda bill and resolution look good. I added an explanation on why the irregularity cannot be waived in the agenda bill, and included adoption of findings set forth in the whereas clause as the reason for rejecting the bid in the resolution.

Bio F. Park | Attorney at Law



Ogden Murphy Wallace P.L.L.C.
1601 Fifth Ave., Suite 2100 Seattle, WA 98101
phone: 206.447.7000 | fax: 206.447.0215
bpark@omwlaw.com | omwlaw.com

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From: Appleton, Emily [mailto:AppletonE@cityofgigharbor.net]
Sent: Thursday, February 16, 2012 9:56 AM
To: Angela S. Belbeck; Bio F. Park
Cc: Misiurak, Steve; Whitaker, Maureen
Subject: Austin Estuary Park - Council Bill and Resolution Rejecting the Bid from Henderson Partners LLC

Hi Angela and Bio,

Please review the attached draft council bill and resolution rejecting the bid from Henderson Partners, LLC for the Austin Estuary Park Improvements project. This is planned to go to council for the February 27, 2012 meeting. Thank you,

Emily

Emily Appleton, P.E.
Senior Engineer
City of Gig Harbor
(253) 853-7620

~ Dedicated to public service through teamwork and with respect for our community ~



Subject: Professional Services Agreement with Pierce County
-- Data Clipping and Download

Proposed Council Action: Authorize the Mayor to sign an agreement between Pierce County and the City of Gig Harbor that grants permission to clip, copy and download data from the Pierce County GIS database for the term of one year and in the amount of two thousand dollars (\$ 2,000).

Dept. Origin: Public Works/Engineering
Prepared by: Stephen Misiurak, P.E.
City Engineer

For Agenda of: February 27, 2012

Exhibits: Agreement #84901

| | |
|--|--------------------------------------|
| Concurred by Mayor: | Initial & Date <u>CLH 2/22/12</u> |
| Approved by City Administrator: | <u>AKK</u> |
| Approved as to form by City Atty: | <u>approved via email 2/24/12</u> |
| Approved by Finance Director: | <u>[Signature]</u> |
| Approved by Department Head: | <u>[Signature] 2/21/12</u> |

| | | | | | |
|----------------------|-------------|-----------------|--------------|------------------------|---|
| Expenditure Required | \$ 2,000.00 | Amount Budgeted | \$ 10,000.00 | Appropriation Required | 0 |
|----------------------|-------------|-----------------|--------------|------------------------|---|

INFORMATION / BACKGROUND

The current annual GIS subscription allows users to log on and use Pierce County's data to create maps and perform analysis for the City's needs. These maps can be saved, but the data used to create the maps remains with Pierce County. The Data Clipping and Download Agreement will allow downloaded Pierce County data to be stored on any City owned computer such as laptops and used in conjunction with any City software program such as Autocad. This downloaded data will also be used by Maintenance workers in the field to better locate City facilities in the field. The City does not currently have this capability.

As a Washington State Department of Ecology (Ecology) NPDES Phase II Municipal Stormwater Permittee, the City must create and maintain a map of the storm infrastructure throughout the City to be in compliance with Stormwater Permit Section S5.C.3. This has been accomplished in part, by utilizing the Pierce County GIS services. This agreement will enhance staff's ability to access and update the GIS storm infrastructure map and to maintain permit compliance.

FISCAL CONSIDERATION

This work was anticipated in the adopted 2012 Budget and is within the Stormwater Operating Narrative of Objectives 2012 Enterprise Fund under the Professional Services allocation of \$10,000. The 50% of the cost of this agreement this work also qualifies for funding through the \$89,878 Ecology NPDES Grant that was awarded to the City on October 1, 2010. The City proposes to fund 50% of the agreement the through the \$89,878 Ecology NPDES Grant. The remaining 50% will be funded equally through the Stormwater Operating Fund.

BOARD OR COMMITTEE RECOMMENDATION

N/A.

RECOMMENDATION / MOTION

Move to: Authorize the Mayor to sign an agreement between Pierce County and the City of Gig Harbor that grants permission to clip, copy and download data from the Pierce County GIS database for a term of one year and in the amount of two thousand dollars (\$2,000).



Subject: Interlocal Agreement - West Sound Sound Stormwater Outreach Group

Proposed Council Action: Authorize the Mayor to sign an Interlocal Agreement between Kitsap County and the City of Gig Harbor to form the West Sound Stormwater Outreach Group for the duration of two years in the not-to-exceed amount of four thousand five hundred fifty-eight dollars and eighty-eight cents (\$4,558.88).

Dept. Origin: Public Works/Engineering

Prepared by: Wayne Matthews Engineering Technician

For Agenda of: February 27, 2012

Exhibits: Interlocal Agreement including Exhibit A -- Scope of Work and Budget

Concurred by Mayor: Initial & Date
Approved by City Administrator:
Approved as to form by City Atty:
Approved by Finance Director:
Approved by Department Head:

Table with 3 columns: Expenditure Required, Amount Budgeted, Appropriation Required. Values: \$4,558.88, \$50,000.00, 0.

INFORMATION / BACKGROUND

As a Washington State Department of Ecology (Ecology) NPDES Phase II Municipal Stormwater Permittee, the City must obtain compliance with Stormwater Permit Section S5.C.1. This requires the City to design and implement public education and outreach programs that achieve measurable reductions in behaviors that cause or contribute to adverse stormwater impacts.

The City has obtained NPDES Permit compliance in part through programs and surveys developed with the Kitsap Peninsula Clean Runoff Collaborative (KPCRC). The current Interlocal Agreement with KPCRC terminates in February 2012. By entering into this Interlocal Agreement, existing and new stormwater outreach programs will continue to be supported.

This Interlocal Agreement continues the previously executed agreement the City had in place during the years mid 2008 to February 2012.

By entering into this two-year Interlocal Agreement the City will collaborate in the development, implementation and funding of stormwater education and outreach messages, materials, activities, and program assessment tools that include pre and post program surveys of the general public, businesses and other target audiences as required by the NPDES Phase II Permit.

The Interlocal Agreement and Exhibit A (Scope of Work and Budget) provided by Kitsap County are attached and proposed to be utilized for this project. A detailed description of goals, objectives, tasks, and the budgeted program element details are provided therein.

FISCAL CONSIDERATION

This work qualifies for funding through the \$89,878 Ecology NPDES Reimbursement Grant that was awarded to the City on October 1, 2010 and funding for this effort will be from the grant.

BOARD OR COMMITTEE RECOMMENDATION

The previous Interlocal Agreement was presented at the Operations and Public Projects Committee Meeting on February 28, 2008, (no quorum) and those present were supportive of having staff pursue and obtain this interlocal partnership.

RECOMMENDATION / MOTION

Move to: Authorize the Mayor to sign an Interlocal Agreement between Kitsap County and the City of Gig Harbor to form the West Sound Stormwater Outreach Group for the duration of two years in the not-to-exceed amount of four thousand five hundred fifty-eight dollars and eighty-eight cents (\$ 4,558.88).

Chunn, Jami

From: Angela S. Belbeck [abelbeck@omwlaw.com]
Sent: Tuesday, February 21, 2012 12:34 PM
To: Chunn, Jami
Cc: Misiurak, Steve
Subject: RE: Council Memo for your review and comments - Interlocal Agrmt with W Sound Stormwater Outreach Group


Hi Jami. The ILA is fine (I took a look for Wayne last month but I see they have made some small changes). The agenda bill is fine and the date of the last agreement ran from July 28, 2008 through February 12, 2012 (Wayne had sent it to me last month as well). Let me know if you need anything else.

--Angela

From: Chunn, Jami [mailto:chunnj@cityofgigharbor.net]
Sent: Tuesday, February 21, 2012 12:15 PM
To: Angela S. Belbeck
Cc: Misiurak, Steve
Subject: Council Memo for your review and comments - Interlocal Agrmt with W Sound Stormwater Outreach Group

Angela:

Please review and comment back to me. Thank you. I have one more to send. And the blank years on this one I'm sending you are because Wayne isn't here today and I don't know the years. Thanks.

Jami Chunn, Engineering Assistant
 City of Gig Harbor
3510 Grandview Street, Gig Harbor, WA 98335
853-7625 Direct Line
253-853-7597 Fax

*Dedicated to public service
through teamwork and with
respect for our community.*

**INTERLOCAL AGREEMENT
BETWEEN KITSAP COUNTY AND
THE CITY OF GIG HARBOR
TO FORM THE WEST SOUND STORMWATER OUTREACH GROUP**

I. PREAMBLE

This Interlocal Agreement (hereafter "AGREEMENT") is by and between Kitsap County (hereafter "COUNTY") whose principal offices are located at 614 Division Street, Port Orchard, WA, 98366 and the City of Gig Harbor, (hereafter "CITY") whose principal offices are located at 3510 Grandview Street, Gig Harbor, Washington WA.

II. RECITALS

Whereas, the Washington State Department of Ecology requires owners or operators of a municipal separate storm sewer system to obtain coverage under a Western Washington NPDES Phase II Municipal Stormwater Permit; and

Whereas, mutual benefits will accrue to the parties hereto and the people which each serves in the cooperative implementation of the West Sound Stormwater Outreach Group. The Interlocal Cooperation Act, R.C.W. 39.34, further authorizes the parties hereto to enter into this AGREEMENT; and

Whereas, Permittees are required by Permit Section S5.C.1 to provide stormwater education and outreach programs designed to achieve measurable reductions in behaviors that cause or contribute to adverse stormwater impacts; and

Whereas, coordination among Permittees with adjoining or shared geographic areas is encouraged by Washington State Department of Ecology and enhances access to federal, state, and other financial and technical support; and

Whereas, West Sound residents share media sources and would benefit from consistent messaging across city and county boundaries; and

Whereas, municipal resource efficiency is increased and cost savings are realized through sharing expertise, expenses, and staff time to gain economies of scale and avoid duplication; and

Whereas, Kitsap County and the cities of Poulsbo, Bremerton, Port Orchard, Gig Harbor, Bainbridge Island and Port Angeles desire to form the West Sound Stormwater Outreach Group to coordinate joint development and implementation of stormwater education and outreach programs.

NOW THEREFORE, the parties mutually agree as follows:

III. AGREEMENT

A. The Recitals set forth above are expressly incorporated into the Agreement by this reference.

B. This AGREEMENT consists of the following documents:

1. Interlocal Agreement
2. Exhibit A: West Sound Stormwater Outreach Group Scope of Work and Budget

C. **Purpose:** The purpose of the AGREEMENT is to provide a mechanism through which COUNTY and CITY voluntarily collaborate in the development, implementation, and funding of stormwater education and outreach messages, materials, activities, and program assessment tools for the general public, businesses, and other target audiences as required by the NPDES Phase II Permit.

D. **Payment and Funding:** CITY will provide COUNTY funds in an amount not to exceed a total of **\$4,558.88** for the years 2012 to 2013. In accordance with Section I below, COUNTY agrees to send invoices to CITY representative for reimbursement of allowable expenses incurred as defined in Exhibit A.

E. **Scope of Work:** COUNTY and CITY shall perform duties and services as are listed in Exhibit A, attached hereto and incorporated herein by this reference. Said services shall be performed in accordance with the approved Scope of Work and budget specified in Exhibit A, and as provided for in Section I of this AGREEMENT.

F. COUNTY and CITY Administrators:

The "West Sound Stormwater Outreach Group" is a collective of local jurisdictions and is not a separate legal entity. Accordingly, Jayna Ericson, SSWM Outreach and Education Coordinator, 614 Division Street MS 26-A, Port Orchard WA 98366 shall represent COUNTY in all matters pertaining to the services rendered under this AGREEMENT. All requirements of the CITY pertaining to the services and materials to be rendered under this AGREEMENT shall be coordinated through the COUNTY representative.

Jeff Langhelm, Senior Engineer, 3510 Grandview Street, Gig Harbor, WA 98335, shall represent the CITY in all matters pertaining to the services and materials to be rendered under this AGREEMENT. All requirements of the COUNTY pertaining to the services or materials to be rendered under this AGREEMENT shall be coordinated through the CITY representative.

Following a change of representative, COUNTY and CITY will inform the other party in writing within ten (10) working days.

G. Reporting: By January 31st of each year this AGREEMENT is in effect, COUNTY and CITY will jointly report the results of work conducted under this AGREEMENT in a manner that is mutually useful in the fulfillment of NPDES Permit reporting requirements for public education activities, as specified in Permit Section S9.E.2.c.

H. Responsibilities of the Parties: It is mutually understood that CITY will provide COUNTY with the following:

Up to \$4,558.88 over the duration of this AGREEMENT for development of educational materials, professional service fees, partial reimbursement of COUNTY administrative costs, and other expenses related to tasks as described in Exhibit A. CITY will also contribute staff time to attend meetings, provide input, conduct pertinent research, and participate in program development.

It is mutually understood that COUNTY will provide CITY with the following:

COUNTY will provide administrative services and act as financial manager for this AGREEMENT and associated professional service contracts. COUNTY will also contribute staff time to facilitate meetings, provide input, conduct pertinent research, and participate in program development.

I. Reimbursement: CITY shall reimburse COUNTY for actual incurred costs upon presentation of a properly executed invoice. Costs shall be charged and funding reimbursed based upon appropriate program elements as defined in Exhibit A. COUNTY may exceed line item amounts within individual program element budgets, but shall not exceed the total budget for each individual program element without written approval of CITY. Reimbursement requests shall not be made to CITY more frequently than once a month. CITY shall reimburse COUNTY within thirty (30) days of receipt of a properly executed COUNTY invoice.

J. Property: Title to property purchased by COUNTY, the cost of which COUNTY has been reimbursed as a direct item of cost under this AGREEMENT, shall pass to and vest to COUNTY. Property purchased with funds delivered pursuant to this AGREEMENT may be used only for the performance of this AGREEMENT and shall be purchased in accordance with applicable state law and COUNTY purchasing policies.

K. Assignment: COUNTY may assign or subcontract any portion of the services provided within the terms of this AGREEMENT. All terms and conditions of the AGREEMENT shall apply to any approved subcontract or assignment related to this AGREEMENT.

KC-022-12

L. **Indemnity**: Both COUNTY and CITY shall accept responsibility for any and all liability arising from acts of its own officers, employees, agents and contractors to the extent provided by law. Additionally, each party agrees to indemnify, defend, and hold harmless the other party, and its officers, agents, and employees for all claims (including demands, suits, penalties, losses, damages or costs of any kind whatsoever) including costs, expenses and reasonable attorney's fees, to the extent such a claim arises or is caused by the indemnifying party's own negligence or that of its officers, agents, or employees in performance of this Agreement.

Nothing contained in this section of this Agreement shall be construed to create a liability or a right of indemnification in any third party.

This section shall survive the expiration of this Agreement.

M. **Amendments**: The parties hereby further agree that this AGREEMENT cannot be amended or modified without the written concurrence of both parties.

N. **Termination**: Either party to this AGREEMENT may elect to terminate this AGREEMENT for any reason by delivering a sixty (60) day written notice of intent to terminate to the other party. In the event of such termination, COUNTY shall be compensated for the actual costs incurred prior to the time of written notification of contract termination.

O. **Duration**: This AGREEMENT shall commence on the date of execution, and shall remain in effect through December 31, 2013.

P. **RECORDING**. Pursuant to RCW 39.34.040, this Agreement shall be filed with the Kitsap County Auditor.

Q. **WAIVER**. A failure by either party to exercise its rights under this agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in a writing signed by an authorized representative of the party and attached to the original Agreement.

R. **GOVERNING LAW**. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

S. **VENUE**. The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Kitsap County, Washington.

T. **MULTIPLE ORIGINALS**. This Agreement may be executed in multiple copies, each of which shall be deemed an original.

U. **SEVERABILITY**. If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect

the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this agreement, and to this end the provisions of this Agreement are declared to be severable.

IN WITNESS WHEREOF, this Agreement was executed by the parties on the dates hereinafter indicated.

DATED this ___ day of _____, 2012.

DATED this ___ day of _____, 2012.

CITY OF GIG HARBOR

BOARD OF COUNTY COMMISSIONERS
KITSAP COUNTY, WASHINGTON

Charles Hunter, Mayor

Robert Gelder, Chair

ATTEST

Josh Brown, Commissioner

City Clerk

Charlotte Garrido, Commissioner

Approved as to Form:

ATTEST

City Attorney

Dana Daniels, Clerk of the Board

KC-022-12

EXHIBIT A:

WEST SOUND STORMWATER OUTREACH GROUP
Scope of Work & Budget for 2012–2013

Since 2008, Kitsap County and the Cities of Poulsbo, Bremerton, Port Orchard, and Gig Harbor have been working as the Kitsap Peninsula Clean Runoff Collaborative to jointly develop, implement, and fund Permit-required outreach via interlocal agreements. With the additions of Bainbridge Island and Port Angeles, the group has agreed to assume the name of West Sound Stormwater Outreach Group (SOG), to better represent the regional scope and to align with other similar groups across Puget Sound under the Stormwater Outreach for Regional Municipalities (STORM) outreach umbrella.

A. GOALS, OBJECTIVES, AND TASKS

Goals:

1. Design and implement stormwater education and outreach programs to achieve measurable reductions in behaviors that cause or contribute to adverse stormwater impacts.
2. Realize cost savings and increase municipal resource efficiency by sharing expertise, expenses, and staff time to gain economies of scale and avoid duplication.
3. Benefit citizens of the West Sound region by providing consistent outreach and messaging.
4. Gain enhanced access to federal, state, and other financial and technical support through coordination among Permittees with adjoining or shared geographic areas.
5. Obtain compliance with NPDES Phase II Municipal Stormwater Permit requirements for Section S5.C.1, Public Education and Outreach.
6. Fulfill education and outreach requirements of local Total Maximum Daily Loads (TMDLs), also known as Water Pollution Cleanup Plans.

The West Sound Stormwater Outreach Group is committed to achieving the following objectives by December 31, 2013:

Objective 1 Build on existing successful efforts by maintaining elevated awareness levels and environmentally positive behavior trends.

Task 1.1 Review October 2011 survey results to determine impact of existing outreach efforts.

Task 1.2 Develop efficient methods to achieve sustained awareness and practice of proper pet waste management.

- Use partnerships and associated opportunities where available;

KC-022-12

- Continue 1 pet waste mailer per year;
- Continue growing and maintaining the Mutt Mitt Program.

Objective 2 Review the list of prioritized audiences and practices to be addressed by behavior-change campaigns and revise as necessary based on emerging issues, opportunities, and evaluation results.

Task 2.1 Assess practices that are most likely contributing to adverse stormwater impacts based on Ecology's latest Toxic Loading Study and knowledge of local pollution problems. Consider the scope of the problems as identified by reports, water quality data, and inspection/investigation results.

Task 2.2 Re-prioritize practices to be addressed by social marketing campaigns using factors including but not limited to:

- Updated attitude and behavior survey results;
 - Applicability of the issue across the West Sound region;
 - Presence/absence of existing local programs that address the behavior and effectiveness of those programs (to avoid duplication);
 - Availability of existing programs with proven effectiveness that can be modeled; and
 - Degree to which identified behaviors are single, simple, doable, and measurable.
- Findings from Task 2.1

Objective 3 Design or adopt a social marketing campaign with built-in evaluation protocols for the highest priority behavior.

Task 3.1 Conduct formative researches on the highest priority behavior, which may include:

- Reviewing other program designs, management approaches, and evaluation strategies;
- Adopting a campaign approach that has been thoroughly evaluated and proven successful in a similar community; and/or
- Using focus groups or other survey tools to garner in-depth information on attitudes and practices relative to the behavior, identify barriers and benefits of the target audience adopting the behavior, and get ideas for potential campaign strategies.

Task 3.2 Develop a campaign strategy based on barrier/benefit research that includes an evaluation plan with specific, measurable, and achievable outcomes.

Objective 4 Implement social marketing campaign for the highest priority behavior.

Task 4.1 Test the campaign strategy on a small segment of the population, using focus groups and/or pilot studies to refine and reevaluate the strategy.

Task 4.2 Implement the campaign across the community, assessing effectiveness at proper intervals, documenting progress, and changing the campaign strategy as necessary to achieve defined outcomes.

Task 4.3 Continue the program at an appropriate level once measurements indicate increased adoption of the behavior in the target audience.

Objective 5 As resources are available, implement additional campaigns using a phased approach for each prioritized behavior and associated target audience.

Objective 6 Use adaptive management to refine programs and direct education and outreach resources most effectively.

Task 6.1 Take advantage of mutually beneficial outreach opportunities that fall within the Permit-required scope of audiences and behaviors, regardless of prioritization ranking.

Task 6.2 Seek opportunities to share among member jurisdictions the existing outreach efforts to audiences not prioritized within the West Sound SOG activities, such that these efforts are beneficial to all members.

Objective 7 Continue to support the development and implementation of the regional Puget Sound Starts Here campaign through participation in STORM.

Task 7.1 Continue to invest staff time in supporting the infrastructure of a regional awareness campaign supported by coordinated on the ground local behavior change programs.

Task 7.2 Participate in the selection and development of the next suite of behaviors targeted for outreach under the Puget Sound Starts Here campaign.

Task 7.3 Promote capacity building among STORM members to raise the caliber of collective outreach in the region.

Objective 8 Track and maintain records of education and outreach activities. Publish an annual activities report.

Objective 9 Pursue grants and other funding opportunities as available and appropriate.

Objective 10 Continue to strengthen partnerships through coordinated messages and activities with other entities involved in stormwater education and outreach programs. This may include non-permitted entities such as the Puget Sound Partnership, local ECO Networks, Kitsap County Health District, Kitsap Conservation District, Washington SeaGrant, WSU Extension, Chambers of Commerce, Local Source Control Specialists, professional associations, and non-profit environmental organizations.

B. BUDGET

Table 1 shows the annual budget for years 2012 and 2013. Included in the budget for each year is 0.5 FTE of County staff time (\$43,417.92) and \$40,000 in outreach program costs for an annual total of \$83,417.92. The West Sound SOG will make every effort to minimize actual costs by selecting competitive bids for professional services, and by pursuing grants and other funding sources as available and appropriate.

Table 1. Annual budget for all program elements

| Jurisdiction | Population (2010) | Relative Population | Cost per Jurisdiction per Year |
|-------------------|-------------------|---------------------|--------------------------------|
| Unincorporated KC | 168,900 | 61.4% | \$51,196.54 |
| Bremerton | 36,190 | 13.2% | \$10,969.82 |
| Port Orchard | 10,910 | 4.0% | \$3,307.01 |
| Poulsbo | 8,920 | 3.2% | \$2,703.81 |
| Gig Harbor | 7,520 | 2.7% | \$2,279.44 |
| Port Angeles | 19,380 | 7.0% | \$5,874.42 |
| Bainbridge Island | 23,380 | 8.5% | \$7,086.89 |
| TOTAL | 275,200 | 100.0% | \$83,417.92 |

Subject: Maritime Pier Parking Project (CPP-1007) -- Closeout Change Order # 2 for RV Associates, Inc.

Proposed Council Action: Approve and authorize the Mayor to execute this final deductive Change Order with RV Associates, Inc. in the deductive amount of **(\$10,515.41)** including sales tax.

Dept. Origin: Public Works/Engineering

Prepared by: Marcos McGraw *mail*
Project Engineer

For Agenda of: February 27, 2012

Exhibits: 'A' - Deductive Change Order # 2

| | |
|--|--------------------------------------|
| Concurred by Mayor: | Initial & Date <i>CLH 2/23/12</i> |
| Approved by City Administrator: | <i>RJK</i> |
| Approved as to form by City Atty: | <i>approve via email</i> |
| Approved by Finance Director: | <i>JDP</i> |
| Approved by Department Head: | <i>J 2/23/12</i> |

| | | | | | |
|----------------------|----------------------|-----------------|--------------|------------------------|-----|
| Expenditure Required | (\$10,515.41) | Amount Budgeted | \$364,329.45 | Appropriation Required | \$0 |
|----------------------|----------------------|-----------------|--------------|------------------------|-----|

INFORMATION / BACKGROUND

This closeout Change Order reconciles all bid items and establishes the final construction contract amount. Change Order No. 1, which was authorized by Council October 24, 2011, added re-grading and paving work to the contract. The final quantities of several measured bid items were adjusted during the course of construction which resulted in a final construction savings of \$10,515.41 as shown in the attached exhibit 'A'.

FISCAL CONSIDERATION

The overall final project balance resulted in a construction project credit of \$10,515.41.


BOARD OR COMMITTEE RECOMMENDATION

None.

RECOMMENDATION / MOTION

Move to: Approve and authorize the Mayor to execute this final deductive Change Order with RV Associates, Inc. in the deductive amount of **(\$10,515.41)** including sales tax.

EXHIBIT 'A'

| | | | |
|--|--|--|--------|
| Date: 1/26/2012 |  GIG HARBOR <small>"THE MARITIME CITY"</small> | City of Gig Harbor Public Works Department Change Order Form | CO # 2 |
| | | Page 1 of 1 | |
| <input checked="" type="checkbox"/> Ordered by Engineer under terms of Section 1-04.4 of Standard Specifications <input type="checkbox"/> Change Proposed by Contractor | | Project No.: <u>CPP1007</u> Project Name: <u>Maritime Pier Parking</u> Contractor Name: <u>RV Associates, Inc.</u> Contractor Address: <u>1333 Lloyd Parkway</u> <u>Port Orchard, WA 98367</u> | |

When this contract change order has been approved by the Public Works Director, you are directed to make the changes described below to the plans and specifications or to complete the following described work originally not included in the plans and specifications of the project contract. This adjustment shall include full payment for all items required for such work, including, without limitation: all compensation for all direct and indirect costs for such work; costs for adjustments to scheduling and sequence of work; equipment; materials delivery; project "acceleration"; costs for labor, material, equipment and incidental items; overhead costs and supervision, including all extended overhead and office overhead of every nature and description. All work, materials, and measurements shall be in accordance with the provisions of the Standard Specifications and Special Provisions for the type of construction involved.

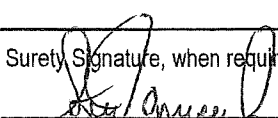
| Description of Changes | Unit | Qty | Unit Price | Decrease in Contract Price | Increase in Contract Price |
|---|--|----------|--|----------------------------|---|
| Bid Item | | | | | |
| Bid Item Description | | | | | |
| 5 Gravel Borrow Incl. Haul | ton | -108.1 | \$16.00 | -\$1,729.60 | |
| 6 Embankment Compaction | CY | -57.63 | \$12.00 | -\$691.56 | |
| 10 Solid Wall PVC Storm Sewer Pipe 4" Diam. | LF | 25 | \$14.00 | | \$350.00 |
| 13 Adjust Utility to Grade | EA | -2 | \$400.00 | -\$800.00 | |
| 19 Steel Guard Rail | LF | -17 | \$143.75 | -\$2,443.75 | |
| 21 Cement Traffic Curb & Gutter | LF | -20 | \$28.00 | -\$560.00 | |
| 22 Cast-in-Place Curb | LF | 27 | \$34.00 | | \$918.00 |
| 24 Cement Concrete Sidewalk | SY | -12.4 | \$61.00 | -\$756.40 | |
| 26 Driveway Approach | SY | 49.2 | \$62.00 | | \$3,050.40 |
| 31 Force Account | ALLOW | -7037.65 | 1.00 | -\$7,037.65 | |
| Sub-totals = | | | | -\$14,018.96 | \$4,318.40 |
| tax | | | | -\$1,177.59 | \$362.75 |
| Total w/ tax | | | | -\$15,196.55 | \$4,681.15 |
| Original Contract Amount | Total Changes by Previous Change Orders | | Total Amount of this Change Order | | Adjusted Contract Amount including this Change Order |
| \$264,482.99 | \$30,804.45 | | -\$10,515.41 | | \$284,772.03 |

This Change Order revises the time for substantial completion by: _____ working day increase. _____ working day decrease. no change in working days.

Acceptance of this Change Order constitutes full and complete acceptance of all listed items, and of all known or anticipated changes or claims for contract adjustment (time and money)

ACCEPTED: 
Contractor Signature

2/6/12
Date

APPROVED: 
Stephen Misiurak, P.E. City Engineer

RECEIVED
FEB 06 2012

2/13/12
Date



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

Subject:
Re-consideration of Naming of City Pier

Proposed Council Action:
To be determined.

Dept. Origin: Administration

Prepared by: Rob Karlinsey
City Administrator

For Agenda of: February 27, 2012

Exhibits: Parks Commission Minutes 1/4/12
Resolution No. 717
Pier Name Public Input

| | |
|--|-------------------|
| | Initial & Date |
| Concurred by Mayor: | CH 2-22-12 |
| Approved by City Administrator: | PK |
| Approved as to form by City Atty: | _____ |
| Approved by Finance Director: | _____ |
| Approved by Department Head: | _____ |

| | | | | | |
|-----------------------------|-----|------------------------|-----|-------------------------------|-----|
| Expenditure Required | \$0 | Amount Budgeted | \$0 | Appropriation Required | \$0 |
|-----------------------------|-----|------------------------|-----|-------------------------------|-----|

INFORMATION/BACKGROUND

On a 5-2 vote, the City Council approved the name of "People's Dock" at their February 13, 2012 Council meeting. Since then, Councilmember Malich, with a prevailing vote, requested the name to be reconsidered. The City has received additional comments from the community regarding the pier name that was chosen and the naming process.

In early 2011, the Gig Harbor City Council was contact by several interested parties regarding the naming of the new pier.

The City Council made a motion on November 14, 2011 to follow the park naming policy, as outlined in Resolution No. 717, which authorizes the Park Commission to take public input and make recommendations to City Council. The Parks Commission reviewed the park naming process at their December 11, 2011 meeting.

The City solicited additional public input on the pier name prior to the January 4, 2012 Parks Commission meeting by the following methods:

- Letters were sent to interested parties on 12/9/11: Gig Harbor Historic Waterfront Assoc., Laurie Makovich Roth, Judith Overfield, Tomi Kent Smith, Jerry Frasier-Publisher of National Fisherman, Gig Harbor Commercial Fishermen's Civic Club, Mark Hoppen and Harbor History Museum.
- Press Release was issued by Gig Harbor Marketing Department on 12/12/11
- Notice posted on *Patch.com* on 12/13/11
- Advertising placed in *Peninsula Gateway* on 12/14/11

- Notice was posted on City of Gig Harbor website front page from 12/14/11-01/4/12
- Notice published in *Peninsula Gateway* on 12/14/11

As this property is in the City's Historic District, the City also solicited input from the Harbor History Museum. The Museum deferred their recommendation "for the pier name that is the most acceptable to the Gig Harbor Commercial Fishermen's Club".

The Gig Harbor Commercial Fishermen's Club recommended the name of either "Maritime Pier" or "Fishermen's Pier".

The Parks Commission reviewed all public input received on the pier name at their January 4, 2012 meeting and made their recommendation to City Council, ranked by order of preference. The minutes of the January 4, 2012 Parks Commission meeting are attached to this council bill.

All parties that provided previous input were sent notice that the City Council would be considering all input at the February 13, 2012 Council meeting. The same parties are being notified of this potential re-consideration at the February 27, 2012 City Council meeting.

FISCAL CONSIDERATION

N/A

BOARD OR COMMITTEE RECOMMENDATION

The Parks Commission made the recommendation at their January 4, 2012 meeting for City Council to consider the names of "Fishermen's Pier" (1st choice) and "People's Dock" (2nd choice).

RECOMMENDATION/MOTION

To be determined.

Towslee, Molly

From: Stanton, Lita
Sent: Friday, February 17, 2012 8:50 AM
To: Towslee, Molly
Subject: FW: Naming of the New Pier

From: guyhoppen@comcast.net [<mailto:guyhoppen@comcast.net>]
Sent: Thursday, February 16, 2012 5:36 PM
To: Hunter, Chuck; Young, Derek; paynet@cityofgigharbor.net; Ekberg, Steve; Kadzik, Paul; Malich, Ken; Perrow, Michael; Guernsey, Jill
Cc: Stanton, Lita; Tomi Kent Smith""Gregg
Subject: Re: Naming of the New Pier

Derek and Council,

First and foremost I am disappointed that council invalidated citizen input and the Parks Commission recommendation with regard to the pier name. I have served on city advisory committees and city ad hoc committees. Sometimes those that serve see hours and hours of time and thoughtful consideration that takes the form of a council recommendation go down in flames in a few minutes of council deliberation, and it can be frustrating. Sort of a 'well shoot..... that was a waste of my volunteer time'.

Over 10 years we pier advocates have established that the pier facility would indeed be multiple-use - that was the basis of the advocacy effort for the pier and will hopefully always be the guiding principle of it's use. The pier should always be a facility for all the 'people' of Gig Harbor. So if the majority of 'people' that took the time to write letters and attend parks commission meetings, and the Parks Commission, decided to honor our unique maritime heritage by calling it 'Fishermen's Pier' does that somehow diminish the multi-use character of the pier and put its multiple-use at risk? I can't imagine. I see no compelling reason why council ignored the 'people's' choice.

By the way all piers are not necessarily maritime. The reason Gregg and I picked the word maritime 10 years ago when we organized the 'Maritime Pier Committee' was because the word means "seafaring commercial, or military activity." We advocated for multiple use, recreational and commercial, and maritime defined doesn't leave out commercial. We hoped to see a pier built that all the 'people' could use.

In closing I don't believe that the name, "People's" says much about the history of Gig Harbor, it speaks to the site and the nationwide populist political tenor of the time. The word 'Fishermen's' on the other hand speaks to the cultural essence of Gig Harbor the 'place'.

Thanks for serving,

Guy

Hi Tomi,

Appreciate the email. I think I can explain the reasoning based on the debate we had. While Fisherman's Pier was also at the top of the list, it's generally been thought that we shouldn't use something so exclusive in purpose. It's obviously a great deal more than just for commercial fishing which won't even use it the vast majority of the year. Initially I had expected it to be Maritime Pier as the Fisherman's Club had recommended for years and the City has used, but Councilmember Payne pointed something out that we all should have thought of. Maritime Pier is kinda redundant since all piers are Maritime.

We settled on a name that honors the history of the site and was used by all Peninsula residents, not just the fisherman, just as this dock will be.

No name was every going to please everyone, but this one reached a consensus.

Thanks again for writing!

Regards,

Derek M. Young
Councilmember
City of Gig Harbor
Phone (253) 225-5878
Twitter @derekmyoung

From: "Tomi Kent Smith" <TOMIKENT@MSN.COM>

To:

Sent: Thursday, February 16, 2012 1:26:24 PM

Subject: Naming of the New Pier

I along with many others in the community at large were amazed at the Council decision regarding the naming of the new pier to be construction at the former Conan Fuel property.

Originally all submissions for the naming were sent to the Mayor and to the Council. However, it was decided by all of you that the Parks & Recreation Department should be responsible for naming the pier along with input from the Harbor Historic Museum. The Parks & Recreation Department made Fishermen's Pier their first choice.

Yet when this decision was forwarded to the Council for review, they totally disregarded the motion made by the Parks & Recreation Department. The motion as stated on their minutes state: "Move that the Park's Commission recommend "Fishermen's Pier" as the name of the new pier as their first choice."

Providing a pier named for the people who started the most important industry in this community as be going on since 1934 with the Port of Tacoma Commissioners first started a proposal for the fishing community.

I believe you did a disservice to those men and women when you ignored the overwhelming desire to have it named for the fishermen and their maritime endeavors.

Ms. Tomi Kent Smith
3414 Harborview Drive
Gig Harbor, WA 98332

I would like to ask that The Gig Harbor City Council review their own Resolution regarding the naming/re-naming of a City Park or City Facility and reconsider their recent decision regarding the name for the new pier at their next meeting.

Section 1 B of Resolution #717 adopted by the City Council on June 11, 2007 states that the following criteria should be considered when naming/renaming a City Park or City facility:

1. Neighborhood or geographical identification;
2. Natural or geological features;
3. Historical or cultural significance;
4. The articulated preference of residents of the neighborhood surrounding the public facility.
5. Facilities may be named for living persons provided they have made a significant contribution of land or money and the donor stipulates naming of the facility as a condition of the donation or when the individual has made an unusually outstanding public service contribution.

Number one of this section addresses neighborhood or geographical identification. While there was a dock in this vicinity called "Peoples Dock" which was essentially a ferry dock, there was also mercantile, boat building, and commercial fishing businesses in the area.

Number two deals with any natural or geological features which in this case are shoreline and water.

Number three points to historical or cultural significance. Early Gig Harbor history tells us that commercial fishing operations, launched by the many Croation families that immigrated here, dominated the waterfront and became the community's major industry along with related boat building.

In accordance with number four of this section, you sought public comment from various groups by asking the Parks Commission to take public input and make a recommendation. You also solicited extra public comment by sending letters to several interested parties, posting notices in the Gateway, on Patch.com and the City of Gig Harbor websites. And, you asked the Harbor History Museum to make a recommendation since the property is located in the City's Historic District.

The Parks Commission recommended "**Fishermen's Pier**" as 1st choice and "Peoples Dock" as 2nd choice.

The Gig Harbor Commercial Fishermen's Civic Club suggested "**Maritime Pier**" or "**Fishermen's Pier**."

The Harbor History Museum stated that the pier name should be one that is most acceptable to the Gig Harbor Fishermen's Civic Club: see above.

The majority of public input reflects a desire to see either "**Fishermen's Pier**" or "**Maritime Pier**" as the name.

Number five addresses naming the facility/park after a family or individual. The Gig Harbor Commercial Fishermen's Civic Club has pledged a significant monetary donation to this project and some of its members have contributed a significant amount of time serving on the committee for the pier. Therefore, the name "**Fishermen's Pier**" would be applicable.

The name "**Maritime Pier/Dock**" has been used since its inception. The name implies its marine use by more than one group. The name "**Fishermen's Pier**" reflects a big part of the City's rich cultural past that is still present today. The majority of the responses received from the community indicated that they would like to see "**Maritime Pier**" or "**Fishermen's Pier**" as the name for the new dock. "**Maritime Pier**" or "**Fishermen's Pier**" both appropriately fit into all of the sections set forth in Resolution 717. In addition, the City has consistently used the term "**Maritime City**" to promote business and tourism. They have also capitalized on the term "**quaint little fishing village**" which came about has a direct result of the commercial fishing community past and present.

Therefore, I again, urge you to reconsider your recent decision on the naming of the new pier and make sure that you honor not only the wishes of the community, but your own policies by choosing either "**Maritime Pier**" or "**Fishermen's Pier**" for the name of the new pier.

Sincerely,



Rahna M. Lovrovich

Towslee, Molly

From: Hunter, Chuck
Sent: Thursday, February 16, 2012 2:34 PM
To: Towslee, Molly
Cc: Stanton, Lita
Subject: FW: Naming of the New Pier

Importance: High

FYI

From: Tomi Kent Smith [mailto:TOMIKENT@MSN.COM]
Sent: Thursday, February 16, 2012 1:26 PM
To: Hunter, Chuck
Cc: Young, Derek; paynet@cityofgigharbor.net; Ekberg, Steve; Kadzik, Paul; Malich, Ken; Perrow, Michael; Guernsey, Jill
Subject: Naming of the New Pier
Importance: High

I along with many others in the community at large were amazed at the Council decision regarding the naming of the new pier to be construction at the former Conan Fuel property.

Originally all submissions for the naming were sent to the Mayor and to the Council. However, it was decided by all of you that the Parks & Recreation Department should be responsible for naming the pier along with input from the Harbor Historic Museum. The Parks & Recreation Department made Fishermen's Pier their first choice.

Yet when this decision was forwarded to the Council for review, they totally disregarded the motion made by the Parks & Recreation Department. The motion as stated on their minutes state: "Move that the Park's Commission recommend "Fishermen's Pier" as the name of the new pier as their first choice."

Providing a pier named for the people who started the most important industry in this community as be going on since 1934 with the Port of Tacoma Commissioners first started a proposal for the fishing community.

I believe you did a disservice to those men and women when you ignored the overwhelming desire to have it named for the fishermen and their maritime endeavors.

Ms. Tomi Kent Smith
3414 Harborview Drive
Gig Harbor, WA 98332

Towslee, Molly

From: Reed, Terri
Sent: Wednesday, February 22, 2012 11:57 AM
To: Karlinsey, Rob
Cc: Towslee, Molly
Subject: FW: pier name

From: John Wells [<mailto:johnnypwells@yahoo.com>]
Sent: Wednesday, February 22, 2012 11:40 AM
To: Reed, Terri
Subject: Re: pier name

Good. You're naming it Peoples Dock. I thought it was a pier. In keeping with the character of the city I think you can do better.

From: "Reed, Terri" <ReedT@cityofgigharbor.net>
To: "Reed, Terri" <ReedT@cityofgigharbor.net>; 'John Wells' <johnnypwells@yahoo.com>
Sent: Wednesday, February 22, 2012 8:26 AM
Subject: RE: pier name

On a 5-2 vote, the City Council approved the name of "People's Dock" at their February 13, 2012 Council meeting. Since then, Councilmember Malich, with a prevailing vote, requested the name to be reconsidered. The City has received additional comments from the community regarding the pier name that was chosen and the naming process.

The Gig Harbor City Council will be re-considering the pier name at the City Council meeting on Monday, February 27, 2012.

Terri Reed
City of Gig Harbor
Public Works/Operations
(253) 853-7640

From: Reed, Terri
Sent: Friday, February 03, 2012 9:57 AM
To: 'John Wells'
Subject: RE: pier name

The City of Gig Harbor will be considering all input received on the pier naming at the City Council meeting on Monday, February 13, 2012.

Terri Reed

Terri Reed
CITY OF GIG HARBOR
PUBLIC WORKS/OPERATIONS
(253) 853-7640

From: John Wells [<mailto:johnnypwells@yahoo.com>]
Sent: Thursday, December 29, 2011 8:14 AM
To: Reed, Terri
Subject: pier name

Name it after the man that founded Gig Harbor. Captain Charles Wilkes. Not real original but honorable

Towslee, Molly

From: Reed, Terri
Sent: Wednesday, February 22, 2012 11:57 AM
To: Karlinsey, Rob
Cc: Towslee, Molly
Subject: FW: Pier name

From: John Bare [<mailto:jjbare@gmail.com>]
Sent: Wednesday, February 22, 2012 10:00 AM
To: Reed, Terri
Subject: RE: Pier name

I think that is a fitting named...I have no problem with it. When Uddenbergs had the store there, prior to Haury's boathouse, and the ferry came in there, it was called the peoples dock. I am not that old, but I remember from info in my family. ;-)

John Bare

From: Reed, Terri [<mailto:ReedT@cityofgigharbor.net>]
Sent: Wednesday, February 22, 2012 8:25 AM
To: Reed, Terri; 'John Bare'
Subject: RE: Pier name

On a 5-2 vote, the City Council approved the name of "People's Dock" at their February 13, 2012 Council meeting. Since then, Councilmember Malich, with a prevailing vote, requested the name to be reconsidered. The City has received additional comments from the community regarding the pier name that was chosen and the naming process.

The Gig Harbor City Council will be re-considering the pier name at the City Council meeting on Monday, February 27, 2012.

Terri Reed
City of Gig Harbor
Public Works/Operations
(253) 853-7640

From: Reed, Terri
Sent: Friday, February 03, 2012 9:58 AM
To: 'John Bare'
Subject: RE: Pier name

The City of Gig Harbor will be considering all input received on the pier naming at the City Council meeting on Monday, February 13, 2012.

Terri Reed

Terri Reed
CITY OF GIG HARBOR
PUBLIC WORKS/OPERATIONS
(253) 853-7640

From: John Bare [<mailto:jjbare@gmail.com>]
Sent: Wednesday, December 14, 2011 9:24 AM
To: Reed, Terri
Subject: Pier name

I have lived in the GH community most of my life. The city adopted the name, the "Maritime City". I feel an appropriate name for the pier, is either "Maritime Wharf" or "Fishermen's Wharf".

John Bare



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

Subject: Second Reading of Ordinance –
Downtown Parking Amendments
(PL-ZONE-12-0001)

Proposed Council Action: Adopt ordinance
and move on the Planning Commission’s two
additional requests.

Dept. Origin: Planning

Prepared by: Jennifer Kester, Senior Planner *JK*

For Agenda of: February 27, 2012

Exhibits: Draft Ordinance, Planning Commission
Recommendation and Meeting Minutes

Initial & Date

Concurred by Mayor: *CLH 2/22/12*
Approved by City Administrator: *RSK*
Approved as to form by City Atty: *VIA EMAIL*
Approved by Finance Director: *N/A*
Approved by Department Head: *TD 2/22/12*

| | | | | | |
|-------------------------|-----|--------------------|-----|---------------------------|-----|
| Expenditure Required | N/A | Amount Budgeted | N/A | Appropriation Required | N/A |
|-------------------------|-----|--------------------|-----|---------------------------|-----|

INFORMATION / BACKGROUND

On May 23, 2011, the City Council passed an interim ordinance (ORD 1208) which allowed existing buildings in the Downtown Business District to change use without having to provide additional parking, regardless of the use. This allowed the Council to address some parking issues in the downtown prior to the busy summer season and allow the C-1 retail building size amendment to be reviewed by the Planning Commission earlier than planned.

As part of the interim ordinance, the Council directed the Planning Commission to review the interim amendments in the fall of 2011 and to make a recommendation on whether said amendments, or some modification thereof, should be permanently adopted. The Gig Harbor Planning Commission was required to complete its review, conduct a public hearing, and forward its recommendation to the Gig Harbor City Council by January 19, 2012. The interim amendments will remain in effect until June 6th.

Furthermore, as part of the review of the interim parking ordinance for DB, the Mayor and Council directed the Planning Commission to look at off-street parking availability regulations in the view basin, primarily commercial zones in the view basin.

In the fall of 2012, the Commission explored changes to the parking regulations for private properties in the downtown commercial areas so that parking regulations are not a barrier to economic development. The Commission sought to balance the need for economic development downtown with the need to maintain the character and quality of life of Gig Harbor and its residents. The Commission hoped to develop regulations which would allow

the downtown to continue to grow and evolve while limiting impacts to residents thereby promoting responsible development.

The Planning Commission held work study sessions on October 6th, October 20th, and November 17th, 2011. The Planning Commission held an open house on November 3rd, 2011 to seek opinions, ideas and experiences from business owners, property owners and interested citizens to help shape the regulations. There were over persons 30 in attendance.

A public hearing was held on December 1st, 2011 after which the Planning Commission held a work study session and unanimously recommended approval of the following amendments:

1. Expand and make permanent the interim ordinance which allows existing buildings to change uses without triggering additional parking requirements provided the shell of the existing building is maintained. Under the proposed change, this provision would apply to all buildings existing in the Downtown Business (DB), Waterfront Commercial (WC), Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area. (GHMC 17.72.075)
2. Allow for off-street/off-site parking lots up to 500 feet away from a business. Current regulations limit the distance to 100 feet. (GHMC 17.72.020(B))
3. Expand the provisions which allow joint use of parking spaces in the Downtown Business (DB) and Waterfront Commercial (WC) district to the Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area. Required parking spaces could be shared between several different uses provided those uses include both daytime and nighttime peak uses. (GHMC 17.72.060)

NOTE: At the first reading of the ordinance on February 13, 2012, the Council directed staff to remove Waterfront Millville (WM) from the provisions described in item 1 above. The enclosed ordinance reflects that change.

The Planning Commission also made two additional requests as part of their recommendation, which are not amendments included in the attached ordinance:

4. As part of its recommendation, the Planning Commission is asking planning staff to incorporate changes to the Shoreline Master Program to allow marina owners to lease parking spaces to the employees of downtown businesses without requiring additional parking stalls be built or allocated. Planning staff is currently working on this.
5. As part of the Planning Commission's review of downtown parking, the Commission discussed the possibility of extending the provisions of 17.72.075, to the entire city. This would allow any building in the city to change uses without requiring additional parking. The Commission did not want to look into that possibility further until the Council directed them to do so. Therefore, the Commission requests the Council consider adding to the Planning Commission work program the potential expansion of the new provisions of 17.72.075 to the entire city.

APPLICABLE CODES AND POLICIES:

Zoning text amendments are addressed in Chapter 17.100 of the Gig Harbor Municipal Code. The general criteria for approval of a zoning text amendment are whether the proposed amendment furthers the public health, safety and welfare, and whether the proposed amendment is consistent with the Gig Harbor Municipal Code, the Comprehensive Plan and the Growth Management Act (chapter 36.70A RCW). Zoning text amendments are considered a Type V legislative action (GHMC 19.01.003). The Planning Commission is required to hold a public hearing and make recommendation to the City Council on such amendments (GHMC 19.01.005).

Comprehensive Plan:

The City's Comprehensive Plan includes the following policies which support the amendments:

3.2.3. Limit asphalt areas. *Allow and encourage shared parking between developments.*

3.16.4. Minimize asphalt coverage along waterfront. *Standard parking requirements have prompted removal of structures characteristic of Gig Harbor's historical development and have encouraged bleak expanses of asphalt along the waterfront. To counter this trend consideration should be given to: (a) Revised parking standards for waterfront districts.*

3.17.1. Encourage retention and adaptive reuse of older buildings with the following types of incentives: *(a) Zoning incentives, e.g., setback and height standards which allow for restoration/renovation or expansion of existing structures.*

3.20.2. Develop downtown parking standards. *Standards should address downtown parking needs while avoiding asphalt encroachment into historic business areas.*

6.2.2. Property revitalization *Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.*

FISCAL CONSIDERATION

None

SEPA DETERMINATION

The SEPA Responsible Official issued a Determination of Non-Significance (DNS) on January 19, 2012 for this non-project GMA action as per WAC 197-11-340(2).

BOARD OR COMMITTEE RECOMMENDATION

On December 1st, 2011, the Planning Commission recommended approval of the amendments. Their written recommendation is enclosed.

RECOMMENDATION / MOTION

Adopt ordinance and move on the Planning Commission's two additional requests.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO ZONING; AMENDING THE OFF-STREET PARKING REGULATIONS TO ALLOW FOR OFF-SITE PARKING LOTS UP TO 500 FEET AWAY FROM THE BUSINESS THE LOT IS SERVING; AMENDING THE OFF-STREET PARKING REGULATIONS FOR THE DOWNTOWN BUSINESS (DB), WATERFRONT COMMERCIAL (WC), GENERAL BUSINESS (B-2), COMMERCIAL (C-1) AND RESIDENTIAL AND BUSINESS (RB-1) DISTRICTS ABUTTING HARBORVIEW DRIVE AND NORTH HARBORVIEW DRIVE AND WITHIN THE VIEW BASIN NEIGHBORHOOD DESIGN AREA TO ALLOW THE USE OF AN EXISTING BUILDING TO CHANGE WITHOUT THE REQUIREMENT TO PROVIDE ADDITIONAL OFF-STREET PARKING SPACES; AMENDING THE OFF-STREET PARKING REGULATIONS FOR THE DOWNTOWN BUSINESS (DB), WATERFRONT COMMERCIAL (WC), WATERFRONT MILLVILLE (WM), GENERAL BUSINESS (B-2), COMMERCIAL (C-1) AND RESIDENTIAL AND BUSINESS (RB-1) DISTRICTS ABUTTING HARBORVIEW DRIVE AND NORTH HARBORVIEW DRIVE AND WITHIN THE VIEW BASIN NEIGHBORHOOD DESIGN AREA TO ALLOW JOINT USE OF PARKING SPACES BETWEEN TWO USES WHICH HAVE DIFFERENT PEAK PERIODS OF USE; REPEALING SECTION 17.72.070; AMENDING SECTIONS 17.72.020, 17.72.060 AND 17.72.075 OF THE GIG HARBOR MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on May 23, 2011, the City of Gig Harbor City Council passed an interim ordinance (ORD 1208) which allowed existing buildings in the Downtown Business District to change use without having to provide additional parking, regardless of the use; and

WHEREAS, the Council developed a work plan for the interim amendments, directing the Gig Harbor Planning Commission to review the interim amendment in the fall of 2011 and provide a recommendation to the Council by January 19, 2011; and

WHEREAS, the Council also directed the Planning Commission to look at off-street parking availability regulations in the view basin, primarily commercial zones in the view basin; and

WHEREAS, the Planning Commission held work study sessions on the interim zoning regulations and proposed downtown parking regulation amendments on October 6th, October 20th and November 17th, 2011; and

WHEREAS, the Planning Commission held an open house on November 3rd, 2011 to seek opinions, ideas and experiences from business owners, property owners and interested citizens to help shape the parking regulations; and

WHEREAS, the Planning Commission held a public hearing on the interim zoning regulations and proposed downtown parking regulation amendments on December 1st, 2011 and after the public hearing recommended the Council approve permanent amendments to the parking regulations downtown; and

WHEREAS, the Council finds that the proposed changes to the parking regulations for private properties in the downtown commercial areas will help remove barriers to economic development; and

WHEREAS, the Council finds that the proposed amendments balance the need for economic development downtown with the need to maintain the character and quality of life of Gig Harbor and its residents; and

WHEREAS, the Council finds that the proposed amendments will allow the downtown to continue to grow and evolve while limiting impacts to residents; and

WHEREAS, the proposed text amendments are consistent with the following goals and policies in the Comprehensive Plan:

3.2.3. Limit asphalt areas. *Allow and encourage shared parking between developments.*

3.16.4. Minimize asphalt coverage along waterfront. *Standard parking requirements have prompted removal of structures characteristic of Gig Harbor's historical development and have encouraged bleak expanses of asphalt along the waterfront. To counter this trend consideration should be given to: (a) Revised parking standards for waterfront districts.*

3.17.1. Encourage retention and adaptive reuse of older buildings with the following types of incentives: *(a) Zoning incentives, e.g., setback and height standards which allow for restoration/renovation or expansion of existing structures.*

3.20.2. Develop downtown parking standards. *Standards should address downtown parking needs while avoiding asphalt encroachment into historic business areas.*

6.2.2. Property revitalization *Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing*

efforts, physical improvements programs, parking and building improvements and special management organizations; and

WHEREAS, the proposed development regulations amendments were forwarded to the Washington State Department of Commerce on December 13, 2011, pursuant to RCW 36.70A.106, and were granted expedited review on January 9, 2012; and

WHEREAS, the City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) for this Ordinance on January 19, 2012; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading and public hearing on February 13, 2012; and

WHEREAS, after the public hearing and considering the testimony provided, the Gig Harbor City Council directed staff to remove the Waterfront Millville (WM) district from the zones eligible for the provisions in the amendments to Section 17.72.075 contained within the Planning Commission's recommendation for a number of reasons, including the following: (1) allowing existing buildings to change uses without triggering additional parking requirements is a new concept in Gig Harbor and more time is needed to assess if the provision functions as intended; and (2) because of the unique nature of the WM zoning district in that it contains many residences, the change of use from a residence to a restaurant can cause a greater percentage of spaces lost; and (3) with a greater percentage of spaces lost and the close proximity to the historic Millville neighborhood, overflow parking from the increased waterfront uses into this neighborhood would create significant adverse impacts; and

WHEREAS, on _____, the City Council held a 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 17.72.020(B) in the Off-Street Parking and Loading Requirements chapter of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.72.020 Off-street parking design standards.

* * *

B. Off-street parking requirements shall be met on the same lot as the building served by the off-street parking or on a lot that is within ~~400~~ 500 feet of the building or facility served by the off-street parking and is specially reserved for the service of such building. Notwithstanding the above, off-street parking facilities for independent and separate buildings and uses may be provided collectively on a common lot if these facilities

are not less than the total requirements of the independent and separate uses, and if all other requirements are met.

* * *

Section 2. Section 17.72.060 in the Off-Street Parking and Loading Requirements chapter of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.72.060 Joint use of required parking spaces for the Downtown Business (DB), and the Waterfront Commercial (WC) districts Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential and Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area

A. One parking area may contain required spaces for several different uses. Except as otherwise provided in this chapter, the required space assigned to one use may not be credited to any other use which will require parking space simultaneously.

B. To the extent that developments that wish to ~~make joint use of the same parking spaces operate at different times, the spaces may be credited to both uses share required spaces for two different uses, the spaces may be assigned to both uses provided one of the uses is a daytime peak use and the other is a nighttime peak use as defined below.~~

1. For the purposes of this section, the following uses may be considered daytime uses: government administrative office; financial institutions; professional services; retail stores (sales level 1); industrial level 1 uses; restaurants that the planning director determines have principal operating hours during the day; and similar primarily daytime uses as determined by the planning director.

2. For the purposes of this section, the following uses may be considered nighttime uses: house of religious worship; clubs; commercial entertainment; restaurants that the planning director determines have principal operating hours during the night; taverns; and similar primarily nighttime uses as determined by the planning director.

3. Some uses are a daytime and nighttime peak user. These uses are not eligible for sharing of required parking spaces.

C. Joint use of parking as specified under this ~~chapter~~ section shall be by written agreement between the developments using the parking facilities. The agreement shall be subject to the approval of the city. Said agreement shall be filed with the Pierce County auditor as a covenant running with the land and is deemed binding between the assenting parties. The parking agreement shall have a minimum term of five years and shall specifically provide that the party whose parking will be eliminated or reduced (the "affected party") by the agreement's termination shall notify the city at least six months prior to such termination. The

affected party shall secure off-street parking sufficient to meet the code-required parking for the use.

Section 3. Section 17.72.070 in the Off-Street Parking and Loading Requirements chapter of the Gig Harbor Municipal Code is hereby repealed.

Section 4. Section 17.72.075 in the Off-Street Parking and Loading Requirements chapter of the Gig Harbor Municipal Code is hereby amended, to read as follows:

17.72.075 Special provisions for existing buildings in the Downtown Business (DB) districts, Waterfront Commercial (WC), General Business (B-2), Commercial (C-1) and Residential and Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area.

Notwithstanding any other provisions of this chapter, the use of an existing building existing as of January 1, 2012, or a building for which the first certificate of occupancy has been issued at least three years previously, may change without the requirement to provide additional off-street parking spaces; provided, that any existing off-street parking spaces allocated to the existing building are not removed or reduced. The existing building may be expanded or reconstructed; provided, that the number of off-street parking spaces for that expansion or reconstruction are provided consistent with GHMC 17.72.030 and all other applicable requirements of the Gig Harbor Municipal Code.

Section 5. 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 6. 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 _____, 2012.

CITY OF GIG HARBOR

Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:

Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Angela S. Belbeck

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 PL-ZONE-12-0001

TO: Mayor Hunter and Members of the Council
FROM: Harris Atkins, Chair, Planning Commission
RE: PL-ZONE-12-0001 – Downtown Parking Amendments

Application:

This application was initiated by the City of Gig Harbor in order to provide flexibility in the location of off-street parking spaces within the City's downtown area.

Planning Commission Review:

The Planning Commission held work study sessions on October 6th, October 20th, and November 17th, 2011. The Planning Commission held an open house on November 3rd, 2011 to seek opinions, ideas and experiences from business owners, property owners and interested citizens to help shape the regulations. There were over persons 30 in attendance.

A public hearing was held on December 1st, 2011 after which the Planning Commission held a work study session and unanimously recommended **APPROVAL** of the amendments contained at the end of this notice. The Planning Commission made two additional requests as part of their recommendation which are not direct text amendments included in this notice. Those two requests are at the end of the document.

Findings of Fact:

The Planning Commission makes the following findings of fact in relation to their recommendation of approval:

1. The City's Comprehensive Plan includes the following policies which support the amendments:

3.2.3. Limit asphalt areas. *Allow and encourage shared parking between developments.*

3.16.4. Minimize asphalt coverage along waterfront. *Standard parking requirements have prompted removal of structures characteristic of Gig Harbor's historical development and have encouraged bleak expanses of asphalt along the waterfront. To*

counter this trend consideration should be given to: (a) Revised parking standards for waterfront districts.

3.17.1. Encourage retention and adaptive reuse of older buildings with the following types of incentives: (a) Zoning incentives, e.g., setback and height standards which allow for restoration/renovation or expansion of existing structures.

3.20.2. Develop downtown parking standards. Standards should address downtown parking needs while avoiding asphalt encroachment into historic business areas.

6.2.2. Property revitalization Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize older commercial and business districts within the city. Help structure local marketing efforts, physical improvements programs, parking and building improvements and special management organizations.

2. The Planning Commission finds that the proposed changes to the parking regulations for private properties in the downtown commercial areas will help remove barriers to economic development.
3. The Planning Commission finds that the proposed amendments balance the need for economic development downtown with the need to maintain the character and quality of life of Gig Harbor and its residents.
4. The Commission finds that the proposed amendments will allow the downtown to continue to grow and evolve while limiting impacts to residents.

Harris Atkins, Chair
Planning Commission



Date 2/2/2012

Proposed Amendments to Chapter 17.72 Off-Street Parking and Loading Requirements for the Downtown

17.72.020 Off-street parking design standards.

* * *

B. Off-street parking requirements shall be met on the same lot as the building served by the off-street parking or on a lot that is within 100-500 feet of the building or facility served by the off-street parking and is specially reserved for the service of such building. Notwithstanding the above, off-street parking facilities for independent and separate buildings and uses may be provided collectively on a common lot if these facilities are not less than the total requirements of the independent and separate uses, and if all other requirements are met.

* * *

17.72.060 Joint use of required parking spaces for the downtown business (DB), and the waterfront commercial (WC) districts, Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential and Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area

A. One parking area may contain required spaces for several different uses. Except as otherwise provided in this chapter, the required space assigned to one use may not be credited to any other use which will require parking space simultaneously.

B. To the extent that developments that wish to make joint use of the same parking spaces operate at different times share required spaces for two different uses, the spaces may be assigned to both uses provided one of the uses is a daytime peak use and the other is a nighttime peak use as defined below:

1. For the purposes of this section, the following uses may be considered daytime uses: government administrative office, financial institutions, professional services, retail stores (sales level 1), industrial level 1 uses, restaurants that the planning director determines have principal operating hours during the day, and similar primarily daytime uses as determined by the planning director.

2. For the purposes of this section, the following uses may be considered nighttime uses: house of religious worship, clubs, commercial entertainment, restaurants that the planning director determines have principal operating hours during the night, taverns, and similar primarily nighttime uses as determined by the planning director.

3. All uses do not have to be categorized as a daytime or nighttime peak use. Sharing of required parking spaces is not allowed between uses that experience peak levels during both the daytime and nighttime.

C. Joint use of parking as specified under this chapter section shall be by written agreement between the developments using the parking facilities. The agreement shall be subject to the approval of the city. Said agreement shall be filed with the Pierce County auditor as a covenant running with the land and is deemed binding between the assenting parties. The parking agreement shall have a minimum term of five years and shall specifically provide that the party whose parking will be eliminated or reduced (the "affected party") by the agreement's termination shall notify the city at least six months prior to such termination. The affected party shall secure off-street parking sufficient to meet the code-required parking for the use.

17.72.070 Special provisions for lots with existing buildings in the downtown business district.

Notwithstanding any other provisions of this chapter, whenever (1) there exists a lot with one or more structures on the effective date of the ordinance codified in this section, and (2) a change in use does not involve any enlargement of a structure proposed for such lot, and (3) the parking requirements of this chapter as applicable under the proposed changes cannot be satisfied on such lot because there is insufficient area available on the lot that can practicably be used for parking, the parking standards for this chapter may be reduced if parking is practicably available within 200 feet of the site, either as public parking and/or joint use parking on private property.

17.72.075 Special provisions for existing buildings in the Downtown Business (DB) districts, Waterfront Commercial (WC), Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential and Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area. Notwithstanding any other provisions of this chapter, the use of an existing building existing as of January 1, 2012, or a building for which the first certificate of occupancy had been issued at least 3 yrs previously, may change without the requirement to provide additional off-street parking spaces; provided, that any existing off-street parking spaces allocated to the existing building are not removed or reduced. The existing building may be expanded or reconstructed;

provided, that the number of off-street parking spaces for that expansion or reconstruction are provided consistent with GHMC 17.72.030 and all other applicable requirements of the Gig Harbor Municipal Code.

Proposed Changes to be considered in the Shoreline Master Program

As part of its recommendation, the Planning Commission is asking planning staff to incorporate changes to the Shoreline Master Program to allow marina owners to lease parking spaces to the employees of downtown businesses without requiring additional parking stalls be built or allocated.

Request for Additional Planning Commission Review

As part of the Planning Commission's review of downtown parking, the Commission discussed the possibility of extending the provisions of 17.72.075, to the entire city. This would allow any building in the city to change uses without requiring additional parking. The Commission did not want to look into that possibility further until the Council directed them to do so. Therefore, the Commission requests the Council consider adding to the Planning Commission work program the potential expansion of the new provisions of 17.72.075 to the entire city.

City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
October 6, 2011
5:00 pm

PRESENT: Harris Atkins, Craig Baldwin, Bill Coughlin, Jill Guernsey and Reid Ekberg. Jim Pasin and Michael Fisher were absent.

STAFF PRESENT: Staff: Jennifer Kester, Tom Dolan and Dennis Troy

CALL TO ORDER: at 5:00

Planning Director Tom Dolan introduced new Associate Planner Dennis Troy.

APPROVAL OF MINUTES:

The chair asked if there were any changes to the August 18th or September 1st minutes.

MOTION: Move to adopt the minutes of August 18th, 2011 as written.
Coughlin/Ekberg – Motion carried

MOTION: Move to adopt the minutes of September 1st, 2011 as written.
Coughlin/Ekberg – Motion carried.

1. **Zoning Code Text Amendments** – Discussion on text amendment process issues.

Discussion was held and it was decided to defer further discussion on this item until December when all commissioners will be present.

Commissioner Jill Guernsey arrived.

Senior Planner Jennifer Kester asked if the commissioners would rather discuss schedule or move on to agenda items 2 and 3. Chairman Atkins suggested that they discuss the agenda items in order to determine their impact on the schedule. Everyone agreed.

2. **Interim Parking Provisions for Existing Buildings in the DB zoning district -**

To review the adopted interim ordinance that added special parking provisions for existing buildings in the downtown business (DB) district. As required by the adopting ordinance, by January 19, 2012 the Planning Commission must review the interim amendment, conduct a public hearing and make a recommendation on whether the amendment, or some modification thereof, should be permanently adopted.

Senior Planner Jennifer Kester stated that the City Council passed an interim ordinance

in May that is good for one year. She went over the allowances in the interim ordinance, stating that it was intended to be an incentive for a change of use in existing buildings. Mr. Atkins asked if this was initiated by a downtown business organization and Mr. Dolan stated that perhaps in a general sense it was, as they had asked for some help. Ms. Kester noted that the provision is only if you keep the building exactly as is. She then went over the reasons for it being only applied in the DB and noted that the Planning Commission could consider other zones within the view basin or just parcels abutting Harborview and North Harborview Drive. Ms. Guernsey asked what the response has been and Ms. Kester noted that the downtown businesses were appreciative but no one has taken advantage of it to date. Ms. Kester also pointed out that the ordinance allowing for street parking within 200 feet had not been repealed since this was only an interim ordinance but if the Planning Commission wanted to make it permanent, that ordinance would have to be repealed. She then showed the commission on the zoning map where the DB zone was located. Additionally she went over the proposed design of the area around Donkey Creek Park. Mr. Coughlin asked if any parking studies had been done and Ms. Kester said that the Downtown Historic Waterfront Association had done some studies. Mr. Atkins asked about ways to provide some kind of threshold to prevent a situation similar to what happens on 6th Avenue in Tacoma where parking problems extend into the residential areas. Discussion followed on possible ways to provide a threshold. Further discussion was held on the need for a stakeholders meeting in addition to a public hearing. Ms. Kester said that she would provide the parking study conducted by the Downtown Waterfront Association. Discussion followed on ways to communicate where public parking is located. Mr. Atkins asked if anyone had any issues with the proposed ordinance and the commission expressed that they didn't have any issues. Ms. Guernsey asked about what the stakeholders meeting would be and expressed concern with not including the residences. She suggested holding a different type of meeting so that we could have a discussion with all sides. Mr. Atkins stated that his concern was the viability and whether anyone would utilize it. Ms. Kester stated that she could remember at least three businesses that wanted to locate in the downtown and their problem was parking. Everyone agreed that something more like a workshop or open house may be more appropriate.

3. Parking Provisions in the View Basin - The City Council has asked that in the fall of 2011, the Planning Commission review the existing parking provisions for the commercial zones in the view basin and make recommendations for changes if appropriate.

Ms. Kester went over some of the parking regulations that the Planning Commission might consider changing. Discussion was held on the pros and cons of increasing the radius allowed for shared parking.

Discussion was then held on joint use parking lots. Ms. Kester noted that the code did provide for joint use parking between DB and WC as long as the uses were occurring at

different times. Different scenarios were discussed and how joint parking would work in those situations.

The next idea discussed was property owners paying a fee if they cannot provide parking on their site in order to fund a public parking lot or additional street parking. Mr. Atkins stated that he didn't feel that the citizens should pay for businesses that can't provide parking.

First floor retail incentives were discussed next.

Discussion was held on the open house and soliciting ideas from the local business and resident groups. Ms. Kester then went over the proposed schedule. She noted that the City Council asked that the Planning Commission fit in a proposal to allow private schools to apply for performance based height exceptions that may need 3 meetings. She stated that this and the parking should be completed in December in order to meet the timelines for the medical marijuana ordinance. Mr. Atkins asked about whether the open house and public hearing should be held on the same day and it was decided they should be held on different days in order to include everyone's ideas. It was decided to hold the open house on November 3rd from 4:00 to 6:00 and have a meeting on October 20th to discuss the performance based height exception. Mr. Atkins suggested that they have a public hearing on the performance based height exception after the open house on November 3rd. November 17th would be a work study to finalize the text and then hold a public hearing on December 1st for downtown parking. Ms. Kester then went over who could attend each of the meetings.

Mr. Dolan gave a summary of the Shoreline Master Program meeting with the City Council. He went over the Department of Ecology's comments and noted that the City Council did not have any major comments. He expressed the council's appreciation for the work the commission had done. He noted that staff would be modifying the draft to reflect the Department of Ecology requests and take that to public hearing to allow interested parties to comment. He stated that then the City Council will hold their own hearing and that that will be held after the first of the year.

Ms. Kester then went over the Mayor's Next Steps for the downtown vision. Mr. Coughlin expressed his desire to see some kind of direction for the downtown. Ms. Kester said that she would provide a copy of the 2008 Downtown Business Plan to the commissioners.

ADJOURNMENT

MOTION: Move to adjourn at 6:58 p.m. – Baldwin/Ekberg – Motion carried.

City of Gig Harbor Planning Commission
Work Study Session
Planning and Building Conference Room
October 20, 2011
5:00 pm

PRESENT: Harris Atkins, Craig Baldwin, Bill Coughlin and Jill Guernsey. Reid Ekberg, Jim Pasin and Michael Fisher were absent.

STAFF PRESENT: Staff: Tom Dolan

CALL TO ORDER: at 5:00

1. Performance-based Height Exceptions for Private Schools (PL-ZONE-11-0005)

A zoning code text amendment requested by St. Nicholas Catholic Church and School to include private primary and secondary schools in the uses eligible for performance-based height exceptions for gymnasiums and performing arts related facilities.

Mr. Dolan briefly went over the proposal and introduced Eileen McCain and Tom Bates who were present representing the applicant. Ms. McCain explained what the church was hoping to achieve and the history of the current height exception ordinance. Mr. Dolan noted that this does not grant a performance based height exception for St. Nicholas as their application will be decided by the Hearing Examiner. Discussion followed on the possible ways of making sure that the definitions are written in such a way as to ensure that this change wouldn't have unintended consequences. It was decided that this item was ready to go to public hearing on November 3rd, 2011.

APPROVAL OF MINUTES

Mr. Atkins asked for clarification on the last page in the second to the last sentence where it seems to imply that there were going to be two more hearings on the Shoreline Master Program. Ms. Guernsey suggested adding a period after the words "Department of Ecology requests" and eliminate the phrase "and take that to the public hearing to allow interested parties to comment".

MOTION: Move to approve the minutes of October 6th, 2011 as amended. Guernsey/Baldwin – motion carried.

2. Interim Parking Provisions for Existing Buildings in the DB zoning district -

Review of the adopted interim ordinance that added special parking provisions for existing buildings in the downtown business (DB) district.

Mr. Dolan went over the provisions in the interim ordinance. He then talked about the proposed workshop and the work that staff had done to date to organize the workshop on November 3rd, 2011. He distributed the Spinnaker Strategies downtown report. He

stated that he had not been able to get the parking survey as of yet. Further discussion was held on whether there were any possible conflicts with this ordinance and existing codes. He noted that there may also be a proposal by the Waterfront Association for marinas to allocate some of their parking to other uses that have differing peak times. Ms. Guernsey asked if the commission could have all the current parking regulations e-mailed to them prior to the next meeting and Mr. Dolan said he would e-mail the regulations along with the interim ordinance to them. He then went over the possibilities in this ordinance and what the Planning Commission may want to consider changing and/or adding. Discussion was held on the importance of listening to all the ideas and then decide which of them are appropriate to implement now. They discussed the three steps of this process, the first being the adoption of the interim ordinance. Ms. Guernsey cautioned that they needed to get this interim ordinance made permanent and then do further analysis after so as not to confuse the issue or slow it down.

3. Parking Provisions in the View Basin - Review of the existing private-property parking provisions for the commercial zones in the view basin and make recommendations for changes if appropriate.

The discussion of this item was combined with the previous agenda item.

Mr. Atkins suggested that staff send a letter to the Historic Downtown Waterfront Association and the Chamber outlining what had been discussed this evening.

ADJOURNMENT

The meeting was adjourned at 6:02 p.m.

**City of Gig Harbor Planning Commission
Work Study Session and Public Hearing
City Council Chambers
November 3, 2011
4:00 pm**

PRESENT: Harris Atkins, Craig Baldwin, Jim Pasin, Bill Coughlin and Michael Fisher. Jill Guernsey and Reid Ekberg were absent.

STAFF PRESENT: Staff: Tom Dolan, Jennifer Kester and Dennis Troy

CALL TO ORDER: at 4:00 p.m.

4:00 to 5:45 p.m. - Open House

Downtown Parking - An open house to solicit community feedback on existing and future regulations for parking on private property in the downtown commercial areas.

Chairman Atkins welcomed everyone and went over the goal for the evening. Senior Planner Jennifer Kester then went over the current parking regulations and the interim ordinance that has been adopted. She then listed some of the ideas currently being considered and stated that the Planning Commission was asking the public for additional ideas.

The Planning Commission fielded questions from the audience, followed by a comment period.

Steve Skibbs – Mr. Skibbs stated that he owned the Harbor Inn building and that he leases 16 parking spaces and feels like he’s subsidizing public parking. He noted that there is some property across the street from him that would be great for a parking structure.

Gary Glein – Mr. Glenn stated that he was from the Historic Waterfront Association. He said that they had found that there was enough parking but that it wasn’t necessarily in the right place and that employee parking is impacting customer parking. Mr. Glein said that he felt that the interim ordinance needed more time to really see its impact. He also was in favor of the use of marina and church parking lots.

Kit Kuhn – Mr. Kuhn stated that he likes the current ordinance. He emphasized the need to invest in the downtown. He noted that he also leases space that everyone uses. He expressed appreciation for the Planning Commission efforts.

Steve Lynn – He expressed that he felt that these parking solutions were a great change that can be implemented without cost and will be a great help to the businesses. He suggested that perhaps the Anthony parking lot have a parking structure or have

retail on the bottom with parking on top. Mr. Lynn also stated that he was in favor of expanding the interim ordinance to apply to other areas of the city.

John Moist – He stated that he felt the Waterfront Millville needed to be included as they have marinas with very stringent parking regulations.

John Platt – Mr. Platt stated that they were against any public parking in the marina. They are required to have a certain number of spaces for each slip and if the public starts using it they won't be able to provide parking to their owners.

Jose Lopez – Mr. Lopez, proprietor of El Pueblito, stated that he has problems with the public parking in his parking lot and that he was in favor of exploring the leasing of portions of the marina while still respecting the slip owners.

Sue Jensen – Ms. Jensen asked about the new parking lot next to the Tides. Ms. Kester stated that it will be public parking. She then asked about the loss of the parking near Donkey Creek and Ms. Kester stated that it will be rearranged and hopefully no net loss. She expressed that it seemed that some businesses were allowed more leeway in regard to parking than others. She voiced her support for the interim ordinance.

Gary Myers – He asked for a master plan to provide public parking. Ms. Kester stated that there is no specific plan at this time.

Mr. Kuhn emphasized the need to make sure that our downtown remains vibrant in order to attract new residents. He continued by saying that this is why there needs to be an investment in downtown parking. He noted that something needed to be done in two areas of the city, rather than just one big solution.

Steve Skibbs posed the question as to whose responsibility is it to provide parking and noted that in Tacoma and Seattle you have to pay to park. He noted that Port Orchard is looking at this option.

Mr. Moist noted that there are several restaurants in town that have no off street parking. If you have a small parking lot, the codes are punitive.

Dave Morris – He asked about any funding available for the city to provide some kind of public parking. Ms. Kester said that the money for maritime pier was general fund money and Donkey Creek was funded by a federal grant.

City Administrator Rob Karlinsey said that it is possible for the city to lease private property to provide public parking.

Steve Lynn emphasized the need for shared parking to be able to be utilized in all areas.

Mr. Karlinsey stated that some additional ideas were to possibly relax parking requirements for certain uses that they wanted to encourage. He also suggested perhaps a development agreement where parking requirements could be relaxed for other things that the developer could possibly provide. He then suggested the shared parking idea. Ms. Kester noted that we have a current ordinance that allows for shared parking lot for different peak time uses, but the ordinance does not apply across different property owners.

Kit Kuhn noted that it had previously been suggested the Judson St. could be made one way and then have angled parking. He also suggested that there is a large piece of property behind the Mustard Seed that could be utilized for parking.

Mr. Karlinsey asked about what areas of the downtown on-street parking within 200 feet of the business can be used toward parking requirements. Ms. Kester answered that within the DB zone. She noted that if the interim ordinance were to remain permanent then that provision would not be necessary. He suggested allowing this provision be used in other zones to count toward parking requirements.

Bruce Gair – Mr. Gair noted that discussion had been held with the Tarabochias regarding parking and that the Stutz site should be considered for parking. He suggested that there be signage stating where employees shall park.

Mr. Pasin asked the audience if parking is really affecting redevelopment of the downtown. A majority of attendees raised their hands. He also asked if some of the current restrictions are preventing businesses from filling the existing buildings. A majority of attendees raised their hands.

Mr. Fisher spoke about the importance of the downtown core and economic activity.

Mr. Moist stated that during events that draw upwards of 1,000 people they all find a place to park. He stated that he felt that it was more about the disparity in the regulations.

Mr. Gair spoke against the 2 hour parking limitation stating that it wasn't enough to enjoy the harbor. You can't have a meal and then shop within a 2 hour window.

Mr. Atkins went over the next steps in the process and asked for a show of hands as to how many people were in favor of keeping the interim ordinance (a majority raised their hand) and then how many were in favor of expanding it to other areas (a majority raised their hand).

A brief recess was called.

Mr. Pasin voiced his concern with this school being in an R-1 zone rather than in the Public Institutional zone. He also stated that he felt the implications could be great since this is in the view basin.

Mr. Dolan noted that the motion should state to "recommend approval" rather than "to approve". Mr. Atkins asked about the process that the project itself would have to go through and Ms. Kester explained the criteria and process. She also noted that schools in residential zones are required to get conditional use permits.

Mr. Pasin said that he would like to see a restriction on what type of building this could apply to and that in the future it could not be converted to any other use. Mr. Dolan asked if this would apply to both public and private schools. Mr. Pasin said that he didn't think that a public school would have the ability to convert it to another use. Mr. Dolan cautioned that he was sure the City Attorney would advise that any regulations would have to apply to both.

Mr. Fisher stated that this amendment is to standardize definitions and there are four different schools that this would apply to and he didn't feel that they should treat one school different from another. He noted that a public school could close due to lack of students and then the gym may become something else.

Ms. Kester suggested that in the definition of primary and secondary schools be changed from "accredited" to "approved" since Washington State approves schools and the accreditation is voluntary and approval is required.

RESTATED MOTION: Recommend approval of the proposal as submitted.
Baldwin/Coughlin – Motion carried with Mr. Pasin abstaining.

MOTION: Recommend the City Council change the word "accredited" to "approved" in the definition of primary and secondary schools in order to be consistent with the Washington State Office of Superintendent of Public Instruction nomenclature.
Fisher/Baldwin – Motion carried.

A brief recess was called.

Work-Study Session:

1. Downtown Parking - Discussion on the comments received at the open house.

Ms. Kester went over the list assembled from the comments received during the open house. Mr. Atkins stated that he did not want to discuss each of the items but rather just go over them as refresher in order to be prepared to further discussion at the next meeting. She stated that she would have the list typed up for further discussion. Discussion was held on the importance of supporting the downtown businesses.

Mr. Atkins stated that he would like to go through the existing parking regulations and

then decide what modifications the commission would like to recommend. Mr. Pasin stated that it would be his recommendation that the interim ordinance be made permanent but apply to all commercial zones within the city. Ms. Kester noted that some draft language will need to be developed for the next meeting. Mr. Fisher felt that just continuing the interim ordinance would be an incomplete analysis of the parking situation. Mr. Pasin stated that he felt that more time was needed during 2012. Mr. Coughlin said that he felt that there is an opportunity here to at least make some small changes which could make an impact on businesses. Mr. Dolan noted that they only had one more work study session to figure out what they wanted to do since the Public Hearing is scheduled for the first meeting in December. The interim ordinance needs to go back to the Council in January and he didn't feel that there is enough time to do much more than get the interim ordinance adopted. Ms. Kester stated that she felt that there could be some minor tweaks that could be made along with the adoption of the interim ordinance. Mr. Atkins cautioned that soliciting the public's concerns and then not doing anything is bad politics. He felt that perhaps there is some low hanging fruit that could be plucked and placed within this ordinance and then of course they could do further analysis in 2012. Mr. Atkins noted that the City Council had asked that they do an analysis and bring back some suggestions. Mr. Dolan stated that the Planning and Building Committee will be deliberating on the calendar for the upcoming year and suggested that perhaps the Chair and Vice Chair attend that meeting on the 5th of December to provide input. Mr. Fisher suggested that they start their next meeting at 4:00 in order to get more done. It was agreed that if there was staff and space the next meeting would start at 4:00 p.m.

Mr. Dolan noted that also at the December 5th Planning and Building Committee meeting they will be discussing the proposal by the Kayak Club that would require direct consideration by the City Council. The Kayak Club is proposing to locate at Skansie Park and it may require a change to the setbacks for the park.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

OPEN HOUSE
NOVEMBER 3, 2011

PUBLIC COMMENTS ON DOWNTOWN PARKING

1. Public already uses private parking lots.
2. Could Bonneville Greens be developed as a public parking lot?
3. Enough parking – wrong place.
4. Where should employees park? Marinas, churches, need places for them to park.
5. Not enough time for interim
6. 100'-300' – More flexibility is good
7. More flexibility within existing shell
8. Tweak code to help
9. City underground parking
10. Time limits help customers
11. Need to get customers in business
12. More tools in parking toolbox
13. Removing marina limitations good idea
14. Finholm should not be taxed for DB parking lot
15. Expand interim to all commercial zones – not WM
16. Expand interim ordinance to include expansion
17. WM should be in mix – fairness
18. Review parking requirement per slip
19. No public parking in marinas
20. What about slip owners
21. Allow dual use of parking – but how much is too much
22. Maritime pier will be Tides parking
23. Donkey Creek good parking space
24. Museum site for leased parking
25. Fairness in decision/regulations
26. People move here because of downtown
27. If downtown looks shabby, no one comes
28. City should invest in downtown parking in addition to Maritime Pier
29. Two smaller lots – underground. Split downtown/Finholm
30. Pay for public parking
31. Don't burden businesses on \$\$ of public parking
32. Gazabat space
33. Parking regulations punitive
34. ERU's, parking, fire code – restaurant
35. Parity throughout downtown include WM
36. Marina/Church use – permissive
37. Business and city needs to work together to fix parking
38. What can you do with a pen
39. Extend off peak (mixed use Uptown) parking over multiple property owners

40. City encourage certain use – relax or eliminate parking
41. Development agreement to relax parking requirement for other city benefits
42. 800 employees downtown. 300-400 M-F workers
43. Judson one-way with angled parking
44. Mustard Seed parking
45. Parking before beauty
46. On street 200' to other zones
47. Count public parking lots within so many feet (generous)
48. Work w/Tarabochia parking – Stutz site
49. Signs “If you work here, you can’t use lot”
50. Get stakeholders together
51. Parking is affecting development downtown waterfront
52. Economy is issue
53. Parking is a real ongoing issue to business existence
54. QFC lot full even w/QFC closed
55. Grandfathering is unfair
56. 2 hrs not enough to enjoy Gig Harbor
57. Need 2 hrs of shopping options in downtown
58. Shoppers are lazy
59. Change regulations to increase retail
60. Give up quaint for vibrant – chains may be okay
61. Vertical zoning
62. Need flexibility to evolve w/reasonable restrictions to maintain character

City of Gig Harbor Planning Commission
Work Study Session
Planning Conference Room
November 17, 2011
4:00 pm

PRESENT: Harris Atkins, Reid Ekberg, Jim Pasin, Bill Coughlin, Craig Baldwin and Michael Fisher. Jill Guernsey was absent.

STAFF PRESENT: Staff: Tom Dolan, Peter Katich and Jennifer Kester

CALL TO ORDER: at 4:00 p.m.

APPROVAL OF MINUTES:

MOTION: Move to approve the minutes of October 20th, 2011 as written. Coughlin/Fisher – motion carried.

MOTION: Move to approve the minutes of November 3, 2011 with the attached list of ideas from the public hearing. Pasin/Coughlin – motion carried.

WORK-STUDY SESSION

1. **Performance-based Height Exceptions for Private Schools (PL-ZONE-11-0005)**

A zoning code text amendment requested by St. Nicholas Catholic Church and School to include private primary and secondary schools in the uses eligible for performance-based height exceptions for gymnasiums and performing arts related facilities. Review of written recommendation for approval.

Ms. Kester presented the draft written recommendation for approval. Mr. Pasin stated that he believed that there were only 2 findings which were relative to the intent. He also reminded the commission that St. Nicholas is located within the Historic District and there are historic buildings on this property. Planning Director Tom Dolan noted that this amendment was not a site-specific proposal and was to allow St. Nicholas to apply for a performance-based height exception which is decided by the Hearing Examiner. He also noted that legal opinion would more than likely be that private schools cannot have different rules than public schools. Mr. Fisher stated that he felt the findings of fact were strong and supportive of the definition of private schools. Mr. Ekberg stated that they seemed straightforward and reasonable. Mr. Baldwin felt that they reflected the discussions held at the meeting. Ms. Kester stated that the city attorney was satisfied with the findings and the draft of the ordinance. Mr. Coughlin wondered if it should be added to findings that basically this was an oversight that private schools were excluded. Ms. Kester said that she didn't feel it was necessary and the city attorney has reviewed the ordinance and is satisfied with the language.

~~MOTION: Move to authorize the chairman to sign the recommendation of approval for PL-ZONE-11-0005. Coughlin/Fisher - Motion carried.~~

Ms. Kester noted that Senior Planner Pete Katich was present in order to address some of the parking issues which related to text amendments as a result of the Shoreline Master Program. She went over the commission's suggested text amendments relating to parking in the shoreline area that had been suggested during the development of the Shoreline Master Program. The first of these suggested changes which applied within the downtown was a proposal to look at marina parking requirements to make them the same for WM as WC. The next was for parking allowances for shared parking of mixed uses apply in waterfront zones. She then went over the proposal to prohibit commercial parking lots in the WC district. The last one was regarding off street parking requirements for liveboards. Ms. Kester noted that the items had been discussed decided on at the September 23, 2010 and September 30, 2010 meeting. Mr. Fisher asked for clarification that the Shoreline Master Program discussion only applied to properties landward of Harborview Drive and Mr. Katich said that was true for the most part but there were some small areas that extended to the other side of Harborview. Mr. Atkins suggested that they review the interim ordinance on its own and decide if it should be made permanent, then look at other changes. He stated that he didn't think these issues as they related to the shoreline specifically, needed to be revisited with this process. Mr. Fisher expressed his concern that some bigger changes with downtown parking not get lost in the upcoming work program. Mr. Atkins suggested that they discuss the priorities with the Planning and Building Committee at their next meeting. He also emphasized that he felt that some of the smaller changes could be made along with the adoption of the interim ordinance. Discussion was held on the fact there is a need to discuss lots of issues related to the downtown such as a view basin plan. Mr. Dolan stated that the main reason this had not been done yet is that a view basin plan is costly. Ms. Kester noted that the council is well aware that some things need to be addressed and/or changed in regard to downtown but that they are unsure exactly what that needs to be and where it should fall within the work program. Discussion followed on the work program for 2012. Mr. Katich noted that any parking changes within the downtown needs to be in compliance with the Shoreline Master Program.

2. Interim Parking Provisions for Existing Buildings in the DB zoning district -

Review of the adopted interim ordinance that added special parking provisions for existing buildings in the downtown business (DB) district. Developing final language for public hearing.

3. Parking Provisions in the View Basin - Review of the existing private-property parking provisions for the commercial zones in the view basin. Developing final language for public hearing.

Mr. Atkins asked the commission if they supported making the interim ordinance permanent. Commissioners Fisher, Pasin, Coughlin, Ekberg and Baldwin all voiced their support. Mr. Atkins asked if there were amendments they wanted to make. Mr. Fisher stated that he felt that WM should be added. Mr. Atkins asked to see a zoning

map to determine if there were other zones that should be included such as WC. Ms. Kester went over the different zones in the view basin and their locations. Mr. Pasin stated that he felt these parking provisions should apply to all commercial areas in the entire city. Ms. Kester noted that this was intended to keep existing buildings downtown. Mr. Dolan stated that it was not the council's intent to have large retail buildings in other areas of the city change use without having to add parking, but rather to help protect the historic area of the city. Ms. Kester stated that it was within the direction of the council to look at other areas within the downtown as it was specifically stated within the council bill adopting the interim ordinance. Mr. Fisher stated that there is a feeling that the city has turned it's back on the downtown businesses. Mr. Pasin said that he felt that it was discrimination. Mr. Ekberg stated that it's not discrimination; it's an area of the city that has special circumstances. Mr. Fisher pointed out that he had done significant research regarding this topic and it is common to have different parking standards in a downtown area. Mr. Pasin asked what the damage was in allowing this to take place everywhere. Mr. Atkins stated that he wasn't sure what all the risk was but in the instance of downtown he was willing to take risk. He gave an example that someone could build a building for a use requiring the least amount of parking, knowing that later they can change it and not need more parking. Mr. Dolan stated that large developers in different parts of the city have stated that the downtown is important to them because people move to Gig Harbor because of the downtown, not because of Costco. Mr. Fisher stated that he didn't feel that it was appropriate to expand this to other areas of the city at this time. Mr. Atkins asked for a poll of what the commission wanted to do. Mr. Coughlin said he was okay with adopting the interim ordinance and expanding it to the other zoning districts downtown, Mr. Fisher agreed, Mr. Pasin felt that it should be city wide, Mr. Baldwin supported the permanence of the interim ordinance and was open to expanding to other areas of the city. Mr. Atkins felt that the interim ordinance should be made permanent and he felt that they should talk about applying it to other areas downtown. Mr. Ekberg voiced his support for making the interim ordinance permanent and would like to at least have the issue of expansion to other areas of the downtown a subject for the public hearing.

Discussion was held on how to define the zones to be addressed by the ordinance and it was decided to just include those nonresidential areas within the view basin neighborhood design area.

Mr. Dolan suggested that a date could be added to the ordinance in order to define existing building and prevent someone building a building to lower parking standards and then changing the use at a later date. Ms. Kester pointed out that the intent of this ordinance was to preserve historic character. Everyone agreed that adding a date was a good idea. Ms. Kester stated that she felt that section GHMC 17.72.070 on parking within 200' could be stricken if this new provision for existing buildings is kept.

Discussion followed on the provision for off-site, off-street parking. She then read section 17.72.020(B) that restricted off street parking to a lot within 100'. Discussion was held on what the appropriate distance should be.

Ms. Kester emphasized that this provision was for new and existing building anywhere in the city. Mr. Dolan suggested that a certain percentage of parking could be allowed at a further distance and then a certain percentage at a closer distance. It was decided that the 100-foot provision with 17.72.020(B) be changed to 500 feet.

Discussion was then held on the 17.72.020(A) addressing who can park in the required off-street parking. Ms. Kester then went over the mixed use parking provision from 17.72.060 and 080. She suggested some alternate language to make it work in other zones. It was decided that she would develop some language for the public hearing.

Two hour parking limits were discussed. It was noted that two hours was not enough to shop downtown but also that it was nice that employees weren't taking up parking all day. The importance of signage was also talked about.

It was decided that Mr. Atkins and Mr. Pasin would attend the Planning and Building Committee meeting on December 5th.

OTHER BUSINESS

1. Direct Consideration request for text amendment – Side yard setbacks for parks along the waterfront

Planning Director Tom Dolan went over the proposal, explaining that the Kayak Club was hoping to build a kayak storage building in Skansie Brothers Park. There is no other place for it except within 5' of the southerly property line and that the City Council was asking to have direct consideration of this text amendment.

Mr. Pasin said he had a problem with this going for direct consideration since they had spent so much time on the Shoreline Master Program this year, in addition to this being a historic site.

Ms. Kester explained that this would be an amendment that would only apply to wide lots where the current setback calculation becomes a problem. She also noted that the Shoreline Master Program is silent on the subject of side setbacks except as a reference to the required setbacks within the zone. Mr. Ekberg agreed with Mr. Pasin. Mr. Coughlin also felt it needed additional consideration. Mr. Fisher also expressed that it need Planning Commission review.

2. 2012 Planning Commission Work Program.

Ms. Kester went over the proposed work program for 2012 that would be discussed at the Planning and Building Committee on December 5th.

Mr. Fisher suggested they add an item to the work program to examine the development regulations within DB in order to encourage development. Mr. Pasin

City of Gig Harbor Planning Commission
Work Study Session and Public Hearing
City Council Chambers
December 1, 2011
6:00 pm

PRESENT: Harris Atkins, Reid Ekberg, Jim Pasin, Bill Coughlin, Craig Baldwin and Jill Guernsey. Michael Fisher was absent.

STAFF PRESENT: Staff: Tom Dolan, Jennifer Kester and Diane McBane

CALL TO ORDER: at 6:00 p.m.

APPROVAL OF MINUTES:

It was decided that the approval of the minutes would be deferred until the next meeting as there had not been an opportunity for everyone to read them ahead of the meeting.

PUBLIC HEARING

Downtown Parking - Public hearing to solicit community feedback on the following proposed amendments to the regulations for parking on private property in the downtown commercial areas:

1. Expand and make permanent the interim ordinance which allows existing buildings to change uses without triggering additional parking requirements provided the shell of the existing building is maintained. Under the proposed change, this provision would apply to all buildings existing as of January 1, 2012 in the Downtown Business (DB), Waterfront Commercial (WC), Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential and Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area. (GHMC 17.72.075)
2. Allow for off-street/off-site parking lots up to 500 feet away from a business. Current regulations limit the distance to 100 feet. (GHMC 17.72.020(B))
3. Expand the provisions which allow joint use of parking spaces in the Downtown Business (DB) and Waterfront Commercial (WC) district to the Waterfront Millville (WM), General Business (B-2), Commercial (C-1) and Residential and Business (RB-1) districts abutting Harborview Drive and North Harborview Drive and within the View Basin Neighborhood Design Area. Required parking spaces could be shared between different uses provided those uses include both daytime and nighttime peak uses (GHMC 17.72.060)
4. Allow marina owners to lease parking spaces to the employees of downtown businesses without requiring additional parking stalls be built or allocated. This amendment would occur as part of the Shoreline Master Program update if approved.

Chairman Atkins opened the public hearing at 6:05 p.m.

Bob Frisbie, 9720 Woodworth Ave., Gig Harbor

Mr. Frisbie voiced his concern with the addition of the WM zone. He felt that the parking requirements had controlled the development in WM and he wanted it to stay that way. He noted that he had submitted a letter to that effect. He also noted that he had noticed tonight that the amendment of 17.72.075 may not be intended to change WM.

Ms. Kester stated that the only portion of these amendments that would apply WM would be the allowance of an existing building to change use without requiring additional parking and the allowance of shared parking for uses which had peak usage at different times. She also noted that the extension of 100' to 500' would also affect WM.

Mr. Frisbie additionally wondered if there would be an enforcement issue. He then suggested sitting down with the City Administrator and the Mayor and break down the waterfront into areas and gather their gross income in order to actually see the affect of some of these changes.

Carl Halsan, P.O. Box 1472, Gig Harbor

He applauded the commission and staff for this suggested change to the code. He felt that this was an important change that will help the downtown. He noted that he had several projects that had left exclusively because of parking. He noted that as a resident he doesn't expect tons of parking downtown and knows that he may have to park further away. He urged the commission to pass it on to the City Council as soon as possible.

John Moist, 3323 Harborview Dr., Gig Harbor

Mr. Moist also commended the commission on their thoughtful insight, especially in considering expanding it into other zones. He thanked the commission for addressing this important yet controversial matter.

Bruce Gair, 9301 N Harborview Dr., Gig Harbor

Mr. Gair wondered where the parking was located and felt that this parking change was going to impact businesses. He noted that he had a sign that said we neither enforce nor endorse the 2 hour parking. He stated that the church now hates local businesses. There are not enough parking spaces or cooperation required to accomplish this. He said that he had talked to some elected officials who felt that perhaps they had over reacted. He didn't think that most of the marinas would be able to sacrifice parking.

Debra Ross, 8820 Franklin Ave., Gig Harbor

Ms. Ross stated that she owns 3411 Harborview Dr. and wanted to thank the commission and supported the amendments. She agreed with expanding the amendments to other zones besides DB.

Steve Lynn, 9014 Peacock Hill Ave. NW, Gig Harbor

He thanked the commission for adding tools to the tool belt and for providing this flexibility. He supported the amendments.

Commissioner Atkins closed the public hearing at 6:20 p.m.

WORK-STUDY SESSION

Ms. Kester noted the written comments provided to the commission pointing out that Mr. Frisbie spoke tonight about his written comments and the other two comments received were in support. She then went over the language that she had provided.

17.72.020 was the expansion of the off-site, off-street distance to 500'

17.72.060 was the joint use provision and expansion of that to all nonresidential zones within the view basin. She noted the criteria for this provision.

17.72.075 was the provision for existing buildings to change use without adding additional parking and the expansion of this provision to other zones.

She noted that the provision for leasing marina parking to employees of other businesses was not part of this amendment but would be considered as part of the Shoreline Master Program update. Mr. Atkins said that he would like that noted in their recommendation to the City Council.

Mr. Pasin stated that he was glad to hear the support for this proposal and also voiced his support. He stated that he would like to have paragraph 17.72.075 have a note in the recommendation that suggests to the city council that they consider this provision for all zones within the city. Mr. Ekberg felt that our responsibility was to focus on the downtown area. Ms. Kester noted that there was no public hearing on that issue so it could be noted that it would have come back for the Planning Commission to consider. Mr. Atkins said that he didn't feel that the commission had thought that idea through and that their job here was to look at the downtown. Mr. Pasin still felt that the commission should ask them to consider the change.

Ms. Guernsey voiced concern with the language regarding restricting it to buildings built before January 1, 2012. Ms. Guernsey asked about a situation where a building was built on January 2, 2012 and what would happen then. She suggested that the language could perhaps be that a building had to have existed for a certain amount of time. Ms. Kester agreed that is another way to approach it, but wondered what would be the proper time frame. Mr. Dolan said that in Tacoma a similar regulation existed and they just stated that all buildings in existence in the implementation of the ordinance. He suggested perhaps using an either/or kind of language. Ms. Kester

wondered what time frame makes people feel that the building is part of the fabric of the downtown and should be maintained.

Mr. Moist stated that the design manual makes any building built today "Gig Harbor". He also posed the question as to whether the building would have to be occupied during the time. Everyone agreed it wasn't tied to occupied or not, it was about how long the building has been in existence.

Mr. Dolan suggested 3 years since a land use permit is good for 3 years. Mr. Coughlin said that we are trying to stimulate business downtown and what if someone can't fully occupy their building.

Mr. Lynn stated that by the time you get to occupancy business climates change and it's from the time you permitted not from occupancy.

Mr. Atkins stated that he wasn't sure they needed the date. Mr. Dolan felt that was a bad idea. Ms. Kester gave an example that someone built a 6000 sq ft building as industrial level one use and that would only require 6 parking stalls. Now they can make it a 6000 square foot restaurant without providing parking. She stated that this could create a significant parking problem.

Ms. Guernsey asked what other trigger point that we could tie it to. Ms. Kester said that we would have to ask the Building Official about possibly using a shell occupancy rather than individual tenant occupancy. Ms. Guernsey suggested using the January 1, 2012 or a building receiving a shell occupancy permit 3 yrs or more ago.

Mr. Frisbie suggested that a percentage could be used as to how much the parking regulations had changed.

Mr. Pasin felt that using the language regarding the shell occupancy was the way to go.

Mr. Coughlin stated that 3 year time frame favored someone with deep pockets who could afford waiting the 3 years.

Mr. Moist cautioned that too many exceptions will just require us to have to come back and have to discuss this again.

Mr. Pasin asked staff to find the appropriate term to have the final language for a modified recommendation on this ordinance at next meeting. Mr. Atkins agreed and asked that staff develop language.

MOTION: Move to ask staff to develop the language with the recommendations in the draft presented tonight and change the last section 17.72.075 so that after the words "existing after January 1, 2012" we add the words "or for which a shell occupancy permit had been issued at least 3 yrs previously". With that change these recommendations should go forward with a recommendation for approval to the City

Council and that Mr. Katich will work on language for the item #4 as part of the Shoreline Master Program. Guernsey/Coughlin -

MOTION: Move to amend the motion to ask the City Council to consider the amendment to 17.72.075 for all zones within the city. Pasin/Baldwin -

Ms. Guernsey voiced her concern with the amendment as she didn't want this to slow down the effort to help the parking downtown and she didn't see the problem with parking in other parts of the city. Mr. Ekberg said that this was about downtown.

Mr. Atkins made a friendly amendment to Mr. Pasins motion as he would like the commission to do more research on this issue rather than suggesting that they amend the current ordinance. Ms. Guernsey clarified that everyone was willing to examine it if the council wants us to but to not include it with these modifications. She felt that they should ask for that separately rather than including it with this ordinance. She stated that it could be in the memo to council asking them to direct the commission to look at other areas of the city. Mr. Pasin agreed that that was a good approach.

Mr. Pasin withdrew his amendment and it was decided to add a note to the memo to council.

The original motion passed unanimously.

A 5 minute break was called at 7:05 pm

Mr. Dolan went over the upcoming schedule. He stated that he was asking for the parking recommendation to come back to them at the first meeting in January and he didn't see a need for a second meeting on December.

Discussion was held on the Planning and Building committee meeting next Monday night. He stated that it has been requested by the Mayor that the Planning Commission and Planning and Building Committee delay the discussion on the continued review of downtown regulations until February because the Mayor is working on some proposed changes and a framework for those changes. Mr. Dolan noted that the chair of the Planning and Building Committee had concurred with the Mayor's request. It was noted that the Council committees change at the beginning of the year. Mr. Atkins stated that it will be good to have the meeting with the members who will be on the committee in 2012.

He noted that the Planning and Building Committee will be discussing a text amendment for setbacks in waterfront districts. They will be assigning that text amendment to the commission in January. The committee will be asking the council to amend the commission's work program to accommodate the amendment. Mr. Dolan stated that the Commission was going to be working on the interim ordinance for cannabis collective gardens and making that permanent or modifying it. He stated that the City Attorney had identified that the interim regulations were only approved for 9

MEMO:

February 22, 2012

From: John Moist 3323 Harborview Drive, GH, WA 98332

To: Gig Harbor City Council

Subj: Reinstatement of Waterfront Millville into the Proposed Downtown Parking Amendments

Council Members,

At the February 13th Council Meeting, Council sent a mixed message to the voters. First, Council rejected the Planning Commission's unanimous recommendation that Waterfront Millville be included in the list of zones to benefit from the new downtown parking amendments citing a need to protect cultural phenomenon in Millville. Then, Council created a new Downtown Planning and Vision Committee charged with enticing and creating vibrancy in the downtown. This is a confusing set of actions.

By carving out Waterfront Millville from the new parking amendments Council has disregarded the process and perpetuated a punitive political practice that has existed in this town for years, and one that the Planning Commission, through the new parking amendments, sought to abolish. How does Council's decision contribute to an atmosphere of vibrancy? Why should some businesses be treated differently than others right down the same street?

Concerns that Waterfront Millville homes will turn into a row of restaurants is preposterous. There are only three single family dwellings in the heart of the district. A homeowner who would convert any one of those homes to a Restaurant 1, which can only serve beer and wine and remain open from 7am to 9pm, would do injustice to the value and best use of the property. First, the shell of the home would have to be maintained. Second the restaurant could not be larger than 1,200 square feet and not have a deep fat fryer or grill. Then there are all of the construction costs, permit fees and the probability of additional costly ERUs.

This is an enormous investment and reckless use of prime waterfront real estate in order to start a business whose profitability is suspect from the start. In a study released in February 2011, 60% of all restaurants fail by the end of their third year. Any reasonable person would calculate that such a project just does not pencil out.

To those of you who want Millville to be just like it was fifty or sixty years ago; remember that Waterfront Millville was once a center of commerce with residents and businesses cohabitating in harmony. The commerce went away because the property became more valuable than the businesses. Today none of us want the Waterfront Millville, or the Waterfront Residential zones to be negatively impacted. It is a lovely community beautifully tying together the downtown and the museum and Finholm districts. However, there are several businesses in the Waterfront Millville district that could take advantage of the new parking amendments with little to no impact on the district.

In conclusion, in view of the unattractive and existing limiting constraints on Restaurant 1 establishments in Waterfront Millville, I ask Council to reconsider your decision and reinstate Waterfront Millville into the new parking regulation amendments.

Respectfully submitted,

John Moist



Subject: Public Hearing on 2012 Comprehensive Plan Amendment Docket

Proposed Council Action: Review and consider the proposed 2012 Comprehensive Plan amendments and decide which applications will be forwarded to the Planning Commission to be processed and which applications will not be processed at this time.

Dept. Origin: Planning

Prepared by: Jennifer Kester
Senior Planner *JK*

For Agenda of: February 27, 2012

Exhibits: Application materials for comprehensive plan amendments

Initial & Date

Concurred by Mayor: *CLH 2/22/12*
Approved by City Administrator: *RJK*
Approved as to form by City Atty: *email*
Approved by Finance Director: *N/A*
Approved by Department Head: *ID 2/22/12*

| | | | | | |
|----------------------|---|-----------------|---|------------------------|---|
| Expenditure Required | 0 | Amount Budgeted | 0 | Appropriation Required | 0 |
|----------------------|---|-----------------|---|------------------------|---|

INFORMATION / BACKGROUND

The Planning Department has docketed the proposed Comprehensive Plan amendments submitted for the 2012 review cycle. The submittal deadline for the 2012 review cycle was October 31, 2011. As required by Chapter 19.09, the Planning Department has reviewed each application and has determined that each application is complete. The City Council should now hold a public hearing and make a final decision on which amendments will proceed through the annual amendment process. The Council should separate the applications as to which applications will be forwarded to the Planning Commission to be processed from those applications that will not be processed at this time.

The 2012 Comprehensive Plan amendment cycle has two applications on the docket. One is sponsored by the City and one is from private-party applicants. The private-party application is a request to amend a land use designation. Below is a brief description of each application on the docket. The basic application materials for each amendment are attached.

- 1. PL-COMP-12-0001: Glaser-Grandview St. Comprehensive Plan Land Use Map Amendment.** A proposed land use map amendment, submitted by Kathy Glaser of Grandview Street LLC, to change the land use designation of a 13,000 square foot parcel located at 3513 Grandview Street, Gig Harbor, WA from a Residential Low (RL) designation to a Residential Medium (RM) designation.
- 2. PL-COMP-12-0002: Transportation Element.** A city-sponsored Comprehensive Plan text amendment to update the Transportation Element to include additional policies that encourage and enhance pedestrian and vehicular connections in the downtown area.

POLICY ANALYSIS

A. Selection Criteria. Before rendering a decision whether the individual comprehensive plan amendment proposal may be processed during any year, the city council shall consider all relevant facts, including the application materials, as well as the following items:

1. 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
2. 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; and
3. For amendments that have been considered within the last three years, whether there has been a change in circumstances that makes reconsideration of the proposed amendment now appropriate. (GHMC 19.09.130)

B. Staff Recommendations. Staff believes that all amendments should be forwarded onto the Planning Commission for processing in the 2012 cycle. Staff has included a brief analysis of the amendments against the criteria in GHMC 19.09.130.

1. **PL-COMP-12-0001: Glaser-Grandview St. Comprehensive Plan Land Use Map Amendment.** Kathy Glaser of Grandview Street LLC has requested to change the land use designation of a 13,000 square foot parcel located at 3513 Grandview Street, Gig Harbor, WA from a Residential Low (RL) designation to a Residential Medium (RM) designation. The RM designation can be implemented by the R-2, R-3, RB-1 and RB-2 zones; however, if this amendment is ultimately adopted, the only implementing zone available to the parcel is the RB-1 zoning district as the parcel at 0.30 acres does not meet the minimum size (2 acres) for a stand-alone zone (GHMC 17.100.020(C)). The subject parcel abuts RB-1 zoning to the west (Uddenberg Professional Offices); the rest of the parcel is surrounded by R-1 zoning.

Expansion of the Residential Medium (RM) designation may be appropriate for this area near the intersection of Pioneer Way and Grandview Street. This area has undergone notable change since the City adopted the first GMA land use designation for this property in 1994. An elementary school site was converted to the current Civic Center site which has brought about more government and business use in the area and for longer hours each day. The northeast corner of Pioneer Way and Grandview Street was granted a comprehensive land use amendment to change from RL to RM in 2002. That amendment allowed the development of the Uddenberg Professional office buildings. The subject application has not been reviewed in previous annual cycles.

2. **PL-COMP-12-0002: Transportation Element.** The proposed policy amendments were identified by City staff as part of its annual review of comprehensive plan policies prior to the docket application deadline. Staff believes these additional policies are necessary for the city to continue to provide infrastructure for current citizens and future growth in a desirable manner. Future projects which would support these new policies could be capital project or developer funded. Such updates are needed on a regular basis to account for changing conditions in the City.

ENVIRONMENTAL ANALYSIS

SEPA review will occur after the Council decides which comprehensive plan amendment applications will be forwarded to the Planning Commission.

FISCAL CONSIDERATION

None.

BOARD OR COMMITTEE RECOMMENDATION

None solicited. The Planning Commission will make a recommendation on those comprehensive plan amendment applications which the Council accepts and forwards to the Planning Commission for further processing.

RECOMMENDATION / MOTION

Motion: Move that all of the 2012 Comprehensive Plan Amendment applications be forwarded to the Planning Commission for further processing.

| CITY OF GIG HARBOR APPLICATION | CITY USE ONLY |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment | Date Received: <u>PL-COMP-12-0001</u> By: <u>10/27/11</u> Receipt #: _____ By: _____ |
| Name of project/proposal: <u>GLASER-GRANDVIEW ST. COMP PLAN MAP AMENDM.</u> | |
| Applicant: <u>KATHY GLASER - GRANDVIEW ST. LLC</u> <small>(Name)</small> <u>3513 GRANDVIEW ST</u> <small>Street Address</small> <small>Phone</small> <u>GIG HARBOR, WA 98335</u> <small>City & State</small> <small>Zip</small> | Property Location: Address: <u>3513 Grandview ST</u> Section: <u>08</u> Township: <u>21N</u> Range: <u>02E</u> Assessor's Tax Parcel Number: <u>435000-0170</u> Full Legal Description (attach separate sheet if too long) <u>LOT 16, Harbor Heights Addition, Plat book 16 Page 52, Pierce County, Washington</u> Acreage or Parcel Size <u>13,000 sq'</u> |
| Owner: <u>SAME AS ABOVE</u> <small>(Name)</small> <small>Street Address</small> <small>Phone</small> <small>City & State</small> <small>Zip</small> | Utilities: 1. Water Supply (Name of Utility if applicable) a. Existing: <u>1</u> b. Proposed: <u>2</u> 2. Sewage Disposal (Name of Utility if applicable) a. Existing: <u>1</u> b. Proposed: <u>2</u> 3. Access: (name of road or street from which access is or will be gained) |
| (We): <u>KATHY GLASER</u> <small>(Name)</small> <u>Kathy Glaser</u> <u>10-27-11</u> <small>Signature</small> <small>Date</small> <small>Signature</small> <small>Date</small> | |
| I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe to be true. | |
| Current Comprehensive Plan Designation: <u>Res Low</u> | Requested Comprehensive Plan Designation: <u>Res MED</u> |
| Existing land use: Describe (or illustrate separately) existing land use, including location of all existing structures and setbacks (in feet) from property lines. | |

RECEIVED
CITY OF GIG HARBOR

OCT 27 2011
COMMUNITY DEVELOPMENT

GENERAL APPLICATION REQUIREMENTS –
CHECKLIST FOR COMPREHENSIVE PLAN AMENDMENTS

1.

Applicant/ Owner: Grandview Street, LLC
Kathy Glaser, Managing partner

3513 Grandview St. NW,
Gig Harbor WA 98335
253-853-1771

Agent: Eva Hill, Still Water Planning, Inc.
2020 Squak Mtn. Loop. SW,
Issaquah WA, 98027
253-686-5706

RECEIVED
CITY OF GIG HARBOR
OCT 27 2011
COMMUNITY
DEVELOPMENT

Parcel # : Parcel # 435000-0170

2. SEPA CHECKLIST – ATTACHED

3. FEES: \$3550 + SEPA \$425

4. DESCRIPTION and MAP See attached exhibit Map

Current land use map designation for the subject parcel - **RESIDENTIAL LOW**
The land use map designation requested - **RESIDENTIAL MEDIUM**

Project Location: Parcel is located on the south side of Grandview Street
3513 Grandview Street NW across from the City Municipal buildings in Gig Harbor.
Gig Harbor, WA 98335
Land Use Designation: Residential Low
ZONING Designation: R-1

Project Description: Proposed application to amend the Comprehensive Plan
Land Use Map for this 13,000 sq ft parcel from **Residential
Low (R-Low) to Residential Medium (R-Med)**. The
Applicant desires to have a live-work space for a professional
office and residence in one building. This would require a
subsequent **rezone from R-1 to RB-1.**

This proposal is prepared for consideration based on the
most intense use as 3000 sq ft of professional office space.

Legal Description Lot 16, Harbor Heights Addition, according to Plat
recorded in Book 16 of Plats, Page 52, in Pierce
County, Washington,
Situate in the County of Pierce, State of Washington.

5. WRITTEN STATEMENTS :

a. The purpose of the proposed amendment

The purpose of this proposal is to amend the Land Use Map of the Comprehensive Plan from Residential Low to Residential Medium. The Applicant / owner would like to use the residential site for a live-work space to incorporate both her residence and her professional office in the same location. This requires that the both the comprehensive plan and the zoning maps be amended. In the resulting rezone the applicant would submit a request to rezone from R-1 to RB-1 to allow this use.

b. How the amendment is consistent with the Wash. State Growth Management Act (GMA)

- Goal #1 encourages development in urban areas where adequate public facilities and services exist. All necessary public facilities and services already exist and are located at this site.
- Goal #4. encourages housing in a variety of styles, types and prices. If approved, this amendment proposal would allow for live-work space which is different from existing single family residences, but compatible with them. It is what new urban development considers "sustainable" and "walk-able" .
- Goal # 8 & 13 discourages the use of forest, agricultural land and historic sites for development. This site is well suited for development and it does not affect any environmentally sensitive land.
- Section 14 requires public participation early . The owner held 2 neighborhood meetings with appropriate notices to ask for neighborhood input to the proposal.

c. How the amendment is consistent with the adopted countywide planning policies (CWPP)

Affordable Housing

Approval of this amendment will allow the owner to build or re-build her residence in close proximity to her professional office and business on the site. This is consistent with the Affordable Housing policy:

- 2.1 preservation of the existing housing stock through repair and maintenance, rehabilitation and redevelopment;
- 2.3 identification of lands suitable for residential development and permitting sufficient land through zoning to meet the following types and densities, of housing:
 - 2.3.2 mixed use development
 - 2.3.3 cluster development
 - 2.3.5 non-traditional housing

Economic Development and Employment:

The proposed amendment is consistent with the following countywide policies by allowing business uses in close proximity to other business uses and where facilities are available.

- 2.5 encouraging flexibility in local zoning and land use controls to permit a variety of economic uses, but without sacrificing necessary design and development standards;
- 2.7 to the extent possible, encouraging the location of economic development activities in areas served by public transit and adequate transportation facilities;
- 5. The County, and each municipality in the County, shall plan for sufficient economic growth and development to ensure an appropriate balance of land uses which will produce a sound financial posture given the fiscal/economic costs and benefits derived from different land uses by:

- 5.1 insuring that the land use element of each Comprehensive Plan allows for an appropriate mix and balance of uses;
 - 5.2 reducing inefficient sprawl development patterns;
 - 5.3 reducing transportation demand;
- Policy 6 requires the City to add diversity of economic opportunity and employment.

This project allows for live-work space that will allow the owner to work in close proximity to her home without having to commute. This is becoming more popular as professionals are working more from home and until they are older.

- Policy 10.4 : Using land use regulations to increase the modal split between automobiles and other forms of travel:
- 10.4.3 require pedestrian-oriented design;
 - 10.4.4 encourage or require mixed use development;
 - 10.4.5 facilitate ease of access for physically challenged individuals

d. How the amendment furthers the purpose of the city's comprehensive plan:

In allowing for business uses at this site, particularly live-work space, the following goals of the comprehensive plan are met. This site is well situated for business uses. Urban level services are available and there are no environmentally sensitive areas.

- **GOAL 2.1: MANAGE URBAN GROWTH POTENTIALS**

Maintain a realistic balance between the land's capability, suitable potential and the public's ability to provide urban level services. To the best degree possible, allocate high density/intensity urban development onto lands which are capable of supporting urban uses and which pose the fewest environmental risks.

This proposal meets and encourages the following housing policy goals by allowing a live-work residential/ office space:

- Housing policy 2.1: preservation of the existing housing stock through repair and maintenance, rehabilitation and redevelopment.
- Housing policy 2.3.3 Housing Choice:
 - a) Expand residential districts and code definitions to allow a broad range choice of housing types, locations and tenures.
 - b) Provide housing opportunities for varied types and ages of households to include single-parent and two-parent families, individuals and the elderly.

The proposed amendment would support the economic opportunities as stated in Chapter 6:

- Chapter 6 – ECONOMIC DEVELOPMENT ELEMENT:

“As more companies, state and nationwide, seek to "downsize" for economic efficiency in an increasingly competitive world market, the employed find themselves - many for the first time in their careers - unemployed. Many professional and technical workers are increasingly relying upon their homes as either a supplement or primary component of their economic livelihood.....Providing for home based businesses which are compatible with residential neighborhoods is becomingly increasingly important is maintaining and promoting the economic health of small communities statewide.”

- Goal 6.2: Increase local economic opportunities

Support local business development efforts and property investment projects and programs, and

protect local economic opportunities. Provide for an increasing home-based business sector as more citizens rely upon this manner of livelihood as either their supplemental or primary economic means.

e. How the amendment is internally consistent with the city's comprehensive plan as well as other adopted City plans and codes;

This proposal supports and is consistent with many of the internal plans and codes.

- All infrastructure is in place for the proposed business uses appropriate for urban development.
- The residential character of the community is retained while allowing for economic development that is consistent with small town scale.
- This site would provide for "step down" uses between the intensity of the civic center and the residential uses existing to the rear of the site.
- Existing codes and regulations for approval protect the character of the neighborhood with site design, landscaping and zone transition standards.

Retaining the character of the Gig Harbor community and especially the residential neighborhoods is an important part of the city planning departments. The residential character of that block of Grandview street across from the civic center changed permanently when the new center was built. The traffic, lighting, noise are all impacts on the residences directly across Grandview street. For residences to the north which back up to the Grandview street residences, their impacts are less and their residential neighborhood character remains much the same.

6. CRITICAL AREAS REVIEW - There are no known critical areas within 300 feet of the subject site.

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7. CAPACITY REPORTS:

a. TRAFFIC -

Greg Heath and Associates has provided reports showing traffic / trip generation under 3 scenarios:
Existing single family residence,
Proposed 3000 sq ft general office
Permitted use in existing zone as a Family daycare.

The highest intensity of traffic generation is from the family daycare. This use is permitted outright in both the existing R-1 zone as well as the proposed RB-1 zone. The indication from these reports is that uses permitted under the current land use and zoning could produce more traffic than general or professional office space.

The conclusion of this analysis is that the proposed amendment and zoning to RB-1 would not significantly affect streets or other transportation elements. Grandview street is listed at level of service – LOS – A.

b. SEWER - Existing sewer usage: 1 residence Connected. 1 ERU
Proposed maximum sewer usage:
3000 sq ft office @ 1 ERU / 1600 sq ft. = 2 ERU

c. WATER Existing water usage: 1 residence. 1 ERU
Proposed maximum water usage:
3000 sq ft office @ 1 ERU / 1600 sq ft. = 2 ERU

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8. WRITTEN RESPONSES to criteria for initiation of application (GHMC 19.09.130) and criteria for approval (GHMC 19.09.170)

19.09.130 Considerations for decision to initiate processing.

Before rendering a decision whether the individual comprehensive plan amendment proposal may be processed during any year, the city council shall consider all relevant facts, including the application materials, as well as the following items:

- 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; and*

Response:

The comprehensive plan has been updated and changed over the years since the first land use map established the designated areas of uses. Other changes have occurred in the vicinity of this application. Most notably is that the area adjacent to the south was converted from an elementary school to a civic center.

There are major differences between the use of the adjacent property as a school and the existing civic service uses. The variety of activities now engaged at the civic center are more centered around business and government. The activities at the Civic Center occur for longer hours each day. Participants include people from many walks of life. As a result, the adjacent land is well suited to office uses that could serve the business activities surrounding a civic center.

New urban planning is very supportive of live-work space where residents can meet their needs for business professional offices in close proximity to where their residences are, creating "walk-able communities" These type of "mixed uses" result in less demand on many services including traffic, energy and resources making the development very sustainable.

The recent dip in our economy urges cities to find ways to use existing resources in new and innovative ways and adjusting land use plans. The Gig Harbor Housing Needs Assessment stated as a goal:

- Promote zoning classifications which allow a variety of residential densities and housing types.
- MPP-H-8 Encourage the use of innovative techniques to provide a broader range of housing types for all income levels and housing needs.

Rezone of this site on Grandview street, is consistent with existing uses of the Civic Center and with Comprehensive plan goals. Professional and general office uses will act as a buffer between the intensity of uses at the civic center and the residential neighborhood to the north.

C. For amendments that have been considered within the last three years, whether there has been a change in circumstances that makes reconsideration of the proposed amendment now ap19.09.170 Criteria for approval.

Response: Not applicable to this amendment proposal.

19.09.170 Criteria for approval.

A. The proposed amendment will further and be consistent with the goals, policies and objectives of the comprehensive plan; and

See previous response

B. 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

See previous response

C. The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect transportation facilities and other public facilities and services such as parks, police, fire, emergency medical services and governmental services; and

The proposal will not adversely impact any of these services. See capacity information and previous responses.

D. The proposed amendment advances the public interest; and

This proposal serves the public interest by allowing the potential of small scale mixed use which provides public benefits by bringing people together, by melding work and living spaces and meeting long range planning goals. Mixed use in urban environment can provide local economic opportunity, employment, housing and resulting tax potential for citizens of the city.

E. For text amendments which propose to increase density or intensity of permitted development and all land use map amendments, the following approval criteria also apply:

1. 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:

Paragraph d applies

Paragraph d. applies to this application:

Applicant submits that there is adequate infrastructure, facilities and services currently in place to serve the expected potential increases as a result of this comprehensive plan amendment as in the increase in uses is very small as shown on attached reports and information.

Traffic- Grandview street is now at level of service LOS = A.

Sewer use would increase by 1 ERU. The City sewer treatment plant has adequate capacity.

Water use would increase by 1 ERU. The City water system has adequate capacity for additional services.

2. For a land use map amendment, the subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested, including compatibility with existing and planned surrounding land uses; and

Response: The site of this proposal is suitable for RB-1, as it is adjacent to similar uses. Professional office uses directly adjacent to the city civic services are appropriate. It is not so large, as to encourage urban sprawl. All services, facilities and infrastructure are currently in place to serve the desired uses. The RB-1 uses fit well within the urban environment and encourage "walk-able" development between employment and residential spaces.

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

Response: The desire or demand to change other properties to a similar land use designation should not be affected by this proposal. Other residential properties in the area are part of the neighborhood character. However, it may be in the long term interest of the community to provide similar zoning to the 3 parcels lying adjacent to the east along Grandview street as they have similar impacts from the Civic center activities. The applicant makes no warrant as to this supposition.

FOR A FREE CALL (# 1-800-424-5555);
UNDEVELOPED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED BY OTHERS AND
WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WESTSOUND ENGINEERING,
MAKES NO WARRANTY FOR THE ACCURACY OF THESE RECORDS, OR FOR THE FINAL LOCATION OF
THE UTILITIES IN AREAS CRITICAL TO DESIGN.

UTILITIES:
ALL UTILITIES SHOWN WERE OBTAINED FROM CONSTRUCTION PLANS RELATING TO THE
UNDERLYING PROJECT WHICH ENCOMPASSED PARCELS 402210010 AND 402210020, AND FROM
THE GRANDVIEW STREET IMPROVEMENT PROJECT PREPARED BY THE CITY OF OREGONVILLE.
INFORMATION AS SHOWN IS APPROXIMATE INFORMATION AND IS NOT FOR CONSTRUCTION USE.

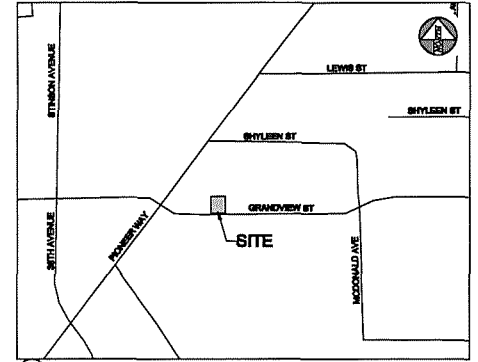
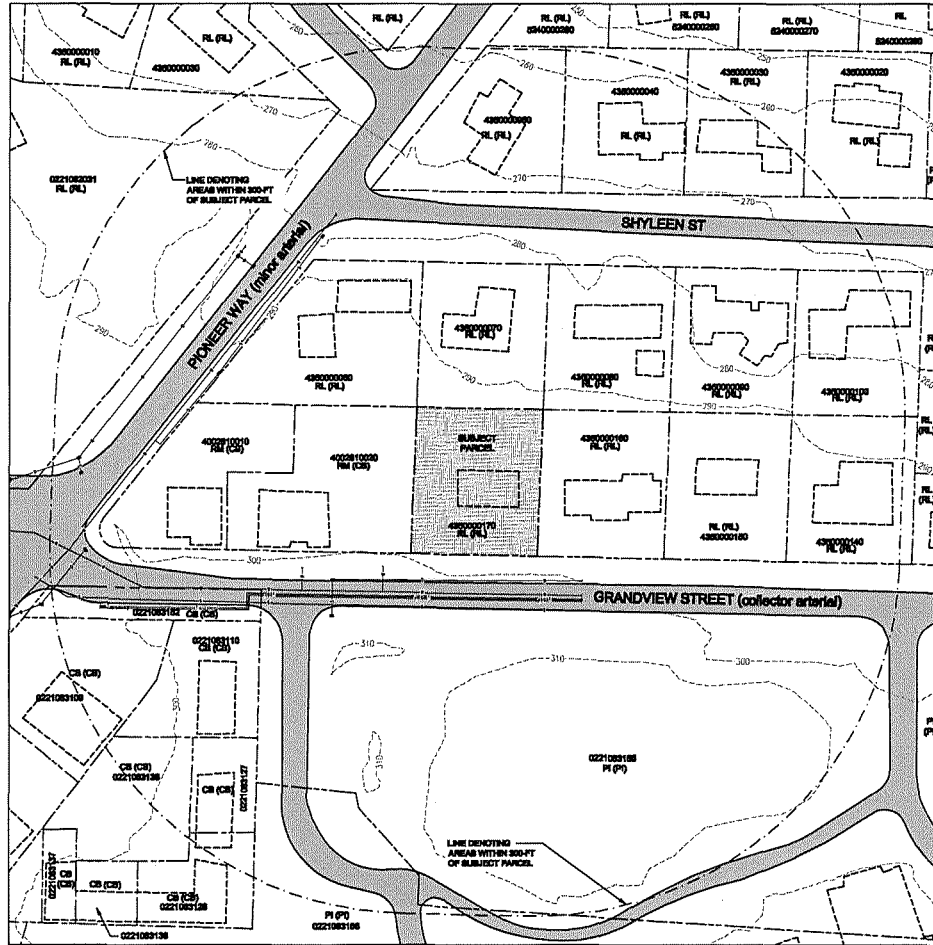
LAND USE DESIGNATIONS:
ALL PARCELS SHOWN IN THIS PLAN VIEW ARE LABELED WITH PARCEL NUMBER AND LAND USE
DESIGNATION WHERE POSSIBLE. THE LAND USE DESIGNATION IS DESIGNATED BY THE CITY OF OREGONVILLE
HARBOR LAND USE DESIGNATION MAP IS SHOWN AS A TWO LETTER CODE. THESE CODES ARE
SHOWN BELOW THE ACTUAL LAND USE IS ALSO SHOWN AS A TWO LETTER CODE BUT IS IN
PARENTHESES BEHIND OR BELOW THE DESIGNATION CODE.

RL - RESIDENTIAL LOW
RM - RESIDENTIAL MEDIUM
CB - COMMERCIAL / BUSINESS
PI - PUBLIC / INSTITUTION

MONUMENT REMOVAL PERMIT PROCESS
NO SURVEY MONUMENT SHALL BE REMOVED OR DESTROYED (THE PHYSICAL DISTURBANCE OR
COVERING OF A MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY
ACCESSIBLE) BEFORE A PERMIT IS OBTAINED FROM THE DEPARTMENT OF NATURAL RESOURCES
(DNR, WHO 385-140-0800) STATED IT IS THE RESPONSIBILITY OF ANYONE PERFORMING
CONSTRUCTION WORK OR OTHER ACTIVITY (INCLUDING ROAD AND STREET IMPROVING
PROJECTS) TO IMMEDIATELY REANCH THE RECORDS AND THE PHYSICAL AREA OF THE PROPOSED
CONSTRUCTION WORK OR OTHER ACTIVITY FOR THE PURPOSE OF LOCATING AND REANCHING
ANY KNOWN OR SUSPECTED SURVEY MONUMENTS. CONSTRUCTION SHALL NOT COMMENCE UNTIL
WHO OUTLINED IN CHAPTER 385-140 IS COMPLIED WITH.

GRANDVIEW STREET LLC

A PORTION OF SECTION 08, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M.
PIERCE COUNTY, WASHINGTON
COMPREHENSIVE SITE PLAN



1 VICINITY MAP
1"=400' @ 11x17"

PARCEL NUMBER AND LEGAL DESCRIPTION:

SECTION 08 TOWNSHIP 21 RANGE 02 QUARTER 23 HARBOR HEIGHTS L. 19 SUBJ TO CASE

TOPOGRAPHY AND BOUNDARY NOTE:

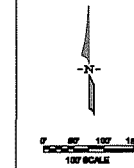
THE TOPOGRAPHIC AND BOUNDARY INFORMATION IS SHOWN WAS TRACED FROM WASHINGTON COUNTY GIS
MAPPING SOURCES. THE INFORMATION PRESENTED IS GENERAL, CONCEPTUAL INFORMATION AND IS
NOT TO BE USED FOR SURVEY PURPOSES.

SITE ADDRESS:

3013 GRANDVIEW STREET OREGONVILLE, WA 98856

LEGEND:

- 122 --- 08 MAJOR CONTOUR
- APPLICANT'S PARCEL LINE
- NEIGHBORING PARCELS
- EXISTING ASPHALT
- EXISTING STORM SYSTEM
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING POWER
- EXISTING PHONE
- EXISTING GAS



| | | | | | | |
|------------------------|-----|-------------|------|----|-------------|------------|
| DESIGNED BY | CJM | | | | | |
| DRAWN BY | CJM | | | | | |
| CHECKED BY | CTS | | | | | |
| REV. | | DESCRIPTION | DATE | BY | DATE SEALED | 58-80-8011 |
| SCALE 1"=500' @ 11x17" | | | | | | |



TITLE GRANDVIEW STREET LLC
COMPREHENSIVE SITE PLAN

CLIENT GRANDVIEW STREET LLC
3013 GRANDVIEW STREET
OREGONVILLE, WA 98856
PHONE

WestSound Engineering, Inc.
ENGINEERING, PLANNING AND SURVEYING

217 S.W. White Drive Post Office, Wa. 98856
Phone (509) 878-3770 Fax (509) 878-0438
E-mail: wes@westsoundeng.com http://www.westsoundeng.com

JOB No. 2155 **SHT 1** OF **1** **SHTS**

**GLASER – GRANDVIEW STREET
COMPREHENSIVE PLAN MAP AMENDMENT**

RECEIVED
CITY OF GIG HARBOR
OCT 27 2011
COMMUNITY
DEVELOPMENT

NEIGHBORHOOD OUTREACH MEETINGS

AUGUST 17, 2011

SEPTEMBER 22, 2011

**MAP
ADDRESSES
NOTICES
LEGAL ADS
SIGN IN SHEET
COMMENTS**

*Public Meeting
FOR 8/17 MEETING*

MEETING NOTICE NEIGHBORHOOD PUBLIC OUTREACH

PROPOSED COMPREHENSIVE PLAN LAND USE AMMENDMENT

Interested persons are invited to attend the public outreach meeting and to provide comments.

Date of Notice: August 2, 2011

Applicant/ Owner: Kathy Glaser
3513 Grandview St. NW, Gig Harbor WA 98335
253-853-1771

Agent: Eva Hill, Still Water Planning,
2020 Squak Mtn.Lp. SW, Issaquah WA, 98027
253-686-5706

Project Location: The site is located on the south side of Grandview Street
3513 Grandview Street NW across from the City Municipal buildings in Gig Harbor.
Gig Harbor, WA 98335

Project Description: Proposed application to amend the Comprehensive Plan
Land Use map for this 13,000 sq ft parcel from Residential
Low (R-Low) to Residential Medium (R-Med).

Parcel #: Parcel # 435000-0170

MEETING DATE: August 17, 2011 at 5:00 pm,
LOCATION: 3513 Grandview St. NW, Gig Harbor, WA.

Dear Neighbor,

It is my desire to apply for a amendment to the Comprehensive Plan Land Use Map from Residential Low to Residential Medium designation for my property at 3513 Grandview street, currently used as my residence.

As many of you know, I am an accountant with a small accounting business. I would like to expand my office at this location. However the Gig Harbor municipal zoning code does not allow for professional offices under the current zoning of R-1 or Residential Low land use designation. Professional offices are permissible in the Residential Business (RB-1) zone which requires an amending the Land Use Map to Residential Medium Land Use designation.

As part of the PRE application process, amendments to the Land Use designation require owners to conduct meetings for the purpose of getting comments and input from neighbors. This meeting will be at my office / residence at the above location on **August 17, 2011**. You are invited to come and participate. We will be happy to answer questions and hear your concerns.

Thank you, Kathy Glaser

More details and information about the proposed application will be available at the meeting.

This meeting will be conducted as prescribed by Gig Harbor Municipal Code Chapter 19.09.080.C.9. Interested persons may comment on the stated proposal. **Written comments may be submitted to the Applicant/Owner or Agent at the addresses stated above.**

MEETING NOTICE NEIGHBORHOOD PUBLIC OUTREACH

PROPOSED COMPREHENSIVE PLAN LAND USE AMMENDMENT

Interested persons are invited to attend the public outreach meeting and to provide comments.

Date of Notice: September 13, 2011

Applicant/ Owner: Kathy Glaser
3513 Grandview St. NW, Gig Harbor WA 98335
253-853-1771

Agent: Eva Hill, Still Water Planning,
2020 Squak Mtn.Lp. SW, Issaquah WA, 98027
253-686-5706

Project Location: The site is located on the south side of Grandview Street
3513 Grandview Street NW across from the City Municipal buildings in Gig Harbor.
Gig Harbor, WA 98335

Project Description: Proposed application to amend the Comprehensive Plan
Land Use map for this 13,000 sq ft parcel from Residential
Low (R-Low) to Residential Medium (R-Med).

Parcel #: Parcel # 435000-0170

MEETING DATE: September 22, 2011 at 6:00 pm,
LOCATION: 3513 Grandview St. NW, Gig Harbor, WA.

Dear Neighbor,

It is my desire to apply for a amendment to the Comprehensive Plan Land Use Map from Residential Low to Residential Medium designation for my property at 3513 Grandview street, currently used as my residence.

As many of you know, I am an accountant with a small accounting business. I would like to expand my business at this location. However the Gig Harbor municipal zoning code does not allow professional offices under the current zoning of R-1 or Residential Low land use designation. Professional offices are permissible in the Residential Business (RB-1) zone which requires an amending the Land Use Map to Residential Medium Land Use designation.

As part of the PRE application process, amendments to the Land Use designation require owners to conduct meetings for the purpose of getting comments and input from neighbors. This meeting will be at my office / residence at the above location on **September 22, 2011**. You are invited to come and participate. We will be happy to answer questions and hear your concerns.

Thank you,

Kathy Glaser

More details and information about the proposed application will be available at the meeting.

This meeting will be conducted as prescribed by Gig Harbor Municipal Code Chapter 19.09.080.C.9. Interested persons may comment on the stated proposal. **Written comments may be submitted to the Applicant/Owner or Agent at the addresses stated above.**

Kathy Glaser

August 14 2011

Applicant/Owner

3513 Grandview Street NW

Gig Harbor, WA 98335

Re: Proposed Comprehensive Land Use Amendment

This letter is to express our opposition to the proposed zoning change for Parcel # 435000-0170 from R-1 to RB-1. Our concern, more than the impact this particular business will have on the residential character of the neighborhood, is the precedent it sets. With one exception approved, when will we see a request for change in zoning for the next parcel and the next... How can the city deny subsequent applications if this request is approved? How many exceptions will be granted until this residential neighborhood is impacted or destroyed? The original intent of the city for this area is to be residential, let's keep it that way.

Sincerely,

David and Cindy Storrar

7305 Pioneer Way

Gig Harbor, WA 98335

Cc: Steve Ekberg, Councilman, Tim Payne, Councilman

PL-COMP-12-0002: Transportation Element. The proposed additions to Chapter 11, Transportation to strengthen the City ability to require pedestrian and vehicular connections in the downtown area. This passage is on page 11-60 of the current Comprehensive Plan.

GOAL 11.1: CREATE AN EFFECTIVE ROAD AND SIDEWALK NETWORK.

The City of Gig Harbor shall plan for an effective road network system.

- Policy 11.1.1 Complete development of the arterial road grid serving the planning area.
- Policy 11.1.2 Develop a trans-highway connector across SR-16 at Hunt Street.
- Policy 11.1.3 Establish a functional classification system which defines each road's principal purpose and protects the road's viability.
- Policy 11.1.4 Develop an arterial and collector system which collects and distributes area traffic to SR-16.
- Policy 11.1.5 Define a collector road system which provides methods for transversing the neighborhoods, districts and other places within the area without overly congesting or depending on the arterial system or any single intersection.
- Policy 11.1.6 Establish effective right-of-way, pavement widths, shoulder requirements, curb-gutter-sidewalk standards for major arterials, collectors and local streets.
- Policy 11.1.7 Improve collector roads in the planning area to provide adequate capacity for present and future projected traffic loads, pedestrian and bicyclist activities.
- Policy 11.1.8 Work with downtown property owners to determine an effective parking plan, which increases on-street parking.
- Policy 11.1.9 Provide planning and design assistance in establishing a local parking improvement district for the downtown area.
- Policy 11.1.10 Enhance walkability in the downtown area through sidewalk widening and improved sidewalk connections.
 - A. Provide for a pedestrian connection between Harborview Drive and Judson Street using Gilich Avenue and the alley to the north of Gilich Avenue in order to improve pedestrian safety and walkability. Due to the narrow existing right of way, the connection should function and be designed as a shared vehicular and pedestrian alley with emphasis on pedestrian safety.
- Policy 11.1.11 Increase pedestrian enjoyment of the downtown area through beautification and preservation activities.
- Policy 11.1.12 Improve existing sidewalk and intersection conditions in the downtown area to increase pedestrian and vehicular safety.
- Policy 11.1.13 Encourage additional pedestrian or shared vehicular and pedestrian connections in the downtown area as development occurs to increase the ease of access and create useful and well-designed public ways.



Business of the City Council
City of Gig Harbor, WA

Subject: Public Hearing and First Reading of Ordinance Adding Schools and Churches in the B-2 Zoning District

Proposed Council Action: Hold public hearing and review ordinance at this first reading.

Dept. Origin: Planning

Prepared by: Jennifer Kester
 Senior Planner

For Agenda of: February 27, 2012

Exhibits: Ordinance

Initial & Date

Concurred by Mayor:

CLH 2/22/12

Approved by City Administrator:

PK

Approved as to form by City Atty:

email

Approved by Finance Director:

N/A

Approved by Department Head:

TD 2/22/12

| Expenditure | Amount | Appropriation |
|-------------|------------|---------------|
| Required 0 | Budgeted 0 | Required 0 |

INFORMATION / BACKGROUND

Enclosed for your consideration is a proposed zoning code text amendment which would amend the land use matrix to allow schools and churches as conditional uses in the General Business (B-2) zoning district. Specifically, primary schools, secondary schools, higher educational schools, vocational/trade schools and houses of religious worship, would become conditional uses in the B-2 district if the proposed ordinance is adopted.

This amendment was initiated by the City Council at your January 9, 2012 meeting. The Peninsula School District had requested that schools be added to the B-2 zone. In addition, it was discovered that churches were inadvertently left out of that zone. Staff recommended a text amendment for both and asked if Council would be willing to sponsor the amendment. The Council concurred with that request.

The subject uses are proposed to be allowed as a conditional use. A conditional use permit determines if a use because of its unusual size, infrequent occurrence, special requirements, possible safety hazards or detrimental effect on surrounding properties requires additional conditions of approval to mitigate the impacts of that use back to the level of impact of permitted uses. A conditional use permit requires a public hearing in front of the City's hearing examiner with public notice of the hearing provided to neighboring property owners.

APPLICABLE CODES AND POLICIES:

Zoning text amendments are addressed in Chapter 17.100 of the Gig Harbor Municipal Code. The general criteria for approval of a zoning text amendment are whether the proposed

amendment furthers the public health, safety and welfare, and whether the proposed amendment is consistent with the Gig Harbor Municipal Code, the Comprehensive Plan and the Growth Management Act (chapter 36.70A RCW). Zoning text amendments are considered a Type V legislative action (GHMC 19.01.003). The City Council may hold a public hearing on development regulation amendments without forwarding the amendment to the Planning Commission for review (GHMC 19.01.005(C)). This process is informally called "direct consideration."

Comprehensive Plan:

The City's Comprehensive Plan includes the following policies which support the amendments:

2.3.5. Public Schools and Education

a) Coordinate with the Peninsula School District in a joint-planning process to consider capital facilities needs and requirements for school development and expansion, school site location decisions, joint use of playgrounds/recreational facilities, development of facility siting criteria and the development of a common data base for sharing.

Municipal Code:

Chapter 17.04, Definitions, of the Zoning Code includes the following definitions:

17.04.696 Religious worship, house of.

"House of religious worship" means a structure or structures of which the principal purpose is religious worship and for which the principal building or other structure contains a sanctuary or principal place of worship. Included within this definition is the term "church", and accessory uses in separate buildings or structures including religious educational classrooms, assembly rooms, kitchen, library room or reading room, recreation hall and one single-family dwelling unit, but excluding facilities for residence or for training of religious orders.

17.04.716 School, higher educational.

"Higher educational school" means a public or private postsecondary educational facility.

17.04.717 School, primary.

"Primary school" means a public or private Washington State approved K – 8 school, including accessory playgrounds and athletic fields.

17.04.718 School, secondary.

"Secondary school" means a public or private Washington State approved 9 – 12 school, including athletic fields.

17.04.719 School, vocational/trade.

"Vocational/trade school" means a public or private educational facility teaching skills that prepare students for jobs in a trade or occupation.

FISCAL CONSIDERATION

None.

SEPA DETERMINATION

The SEPA Responsible Official issued a Determination of Nonsignificance (DNS) for the proposed ordinance on February 8, 2012.

BOARD OR COMMITTEE RECOMMENDATION

The Planning and Building Committee reviewed the amendment to allow schools in the B-2 zoning district at their December 5th, 2011 meeting and recommended direct consideration by the Council. At their February 2, 2012 meeting, the Planning Commission reviewed the Council's request to allow schools and churches as conditional uses in the B-2 zoning district and had no objection to direct consideration.

RECOMMENDATION / MOTION

Hold public hearing and review ordinance at this first reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO ZONING; ALLOWING HOUSES OF RELIGIOUS WORSHIP, PRIMARY SCHOOLS, SECONDARY SCHOOLS, HIGHER EDUCATIONAL SCHOOLS, AND VOCATIONAL SCHOOLS AS CONDITIONAL USES IN THE GENERAL BUSINESS DISTRICT (B-2), AMENDING SECTION 17.14.020 OF THE GIG HARBOR MUNICIPAL CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, currently, houses of religious worship and schools are not permitted or conditionally permitted in the General Business District (B-2); and

WHEREAS, the intent of the General Business District (B-2) is to provide areas that offer a wide range of consumer goods and services; and

WHEREAS, houses of religious worship and schools are permitted or conditionally permitted in these other mixed-use/commercial zones: Residential and Business Districts (RB-1 and RB-2), Downtown Business District (DB), Neighborhood Commercial District (B-1), Commercial District (C-1), and Planned Community Development Commercial (PCD-C); and

WHEREAS, the City desires to allow houses of religious worship and schools in the B-2 zoning district because the normal activities of these could be found consistent with the intent of this zone and compatible with adjacent business and commercial uses through the conditional use permit process; and

WHEREAS, the City desires to require conditional use permits for houses of religious worship and schools so that the City can determine if these uses are compatible with a specific site and intent of the zone through criteria of approval, a public hearing process and imposed conditions; and

WHEREAS, the proposed text amendments are consistent with the following policy in the Comprehensive Plan:

2.3.5. Public Schools and Education

a) Coordinate with the Peninsula School District in a joint-planning process to consider capital facilities needs and requirements for school development and expansion, school site location decisions, joint use of playgrounds/recreational facilities, development of facility siting criteria and the development of a common data base for sharing.

WHEREAS, the proposed development regulations amendments were forwarded to the Washington State Department of Commerce on January 13,

2012, pursuant to RCW 36.70A.106, and was granted expedited review on February 8, 2012; and

WHEREAS, the City's SEPA Responsible Official issued a threshold Determination of Nonsignificance (DNS) for this Ordinance on February 8, 2012; and

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

WHEREAS, on _____, the City Council held a 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. Section 17.14.020 in the Land Use Matrix chapter 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 ²⁵ |
|----------------------------------|----|-----|-----|-----|-----|----------------|------|------|----|-----------------|-----|-------------------|-----------------|------------------|----|-----------------|----|--------|-----------------|-------------------|
| 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 |
| 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 |
| Living facility, independent | - | - | - | C | - | P | C | C | C | P | C | C | P | C ²² | - | - | - | - | - | P |
| Living facility, assisted | - | - | - | C | - | P | C | C | C | P | - | C | P | C | - | - | - | - | - | P |
| Nursing facility, skilled | - | - | - | C | - | P | C | C | C | P | C | C | P | C | - | - | - | - | - | P |
| Hospital | - | - | - | - | - | - | - | - | C | - | C | C | - | C | - | - | - | C | - | - |

| | 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 ²⁵ |
|---|----|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|-----------------|----|-----|-----|-------------------|-------|------------------|-----------------|-----------------|----|-----------------|-----------------|-------------------|
| Uses | | | | | | | | | | | | | | | | | | | | |
| School, primary | P | C | P | C | P | C | C | C | C | P | C | C | P | - | - | - | - | - | - | - |
| School, secondary | P | C | P | C | P | C | C | C | C | P | C | C | P | - | - | - | - | - | - | - |
| School, higher educational | P | C | - | C | - | C | C | C | C | P | C | C | P | - | - | - | - | P | - | - |
| School, vocational/trade | P | C | - | C | - | C | C | C | C | P | C | 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 | C | P | C | - | - | - | 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 | - |
| Clubs | - | - | C | C | C | C | C | C | P | P | P | P | P | C | - | 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 |
| Essential public facilities | C | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Utilities | P | C | P | C | P | C | C | C | C | P | C | C | P | C | C | C | C | P | P | P |
| Electric Vehicle Charging Station ²⁶ | P | P ²⁷ | P ²⁷ | P ²⁷ | P ²⁷ | P ²⁷ | P ²⁷ | P | P | P | P | P | P | P | P ²⁷ | P ²⁷ | P | P | P | P |
| Rapid Charging Station ²⁸ | P | - | - | - | P ²⁹ | P ²⁹ | - | P ²⁹ | P | P | P | P | P | P | - | - | P | P | P | P ²⁹ |
| Battery Exchange Station | - | - | - | - | - | - | - | - | P | - | P | P | P | C | - | - | - | C | 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 | - | P |
| Personal services | - | - | - | - | - | - | P | P | P | P | P | P | P | P | - | P | P | P | P | P |
| Business services | - | - | - | - | - | - | 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 |
| Ancillary services | P | - | - | - | - | - | 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 |
| Product services, level 2 | - | - | - | - | - | - | - | - | - | - | - | P | P | P | - | - | - | - | - | P ¹⁶ |
| Sales, level 1 | - | - | - | - | - | - | C ^{7,8} | - | P | P | P | P | P | C ²³ | - | - | P | C ²⁴ | P ¹³ | P |

| | PI | R-1 | RLD | R-2 | RMD | R-3 | RB-1 | RB-2 | DB | B-1 | B-2 | C-1 ²⁰ | P | ED ¹⁸ | WR | WM | WC | P | P | MUD ²⁵ |
|--|----|-----|-----|-----|-----|-----|----------------|------|----------------|-----|-----------------|-------------------|---|------------------|----|-----------------|-----------------|-----------------|---|-------------------|
| Uses | | | | | | | | | | | | | | | | | | | | |
| Sales, level 2 | - | - | - | - | - | - | - | - | - | - | - | P | - | C ²³ | - | - | - | - | - | - |
| Sales, level 3 | - | - | - | - | - | - | - | - | - | - | - | P | - | C | - | - | - | - | - | - |
| Sales, ancillary | - | - | - | - | - | - | P | P | P | - | P | P | P | P | - | - | P | P | - | - |
| Commercial child care | - | - | C | - | C | - | C | C | C | - | - | P | - | C | - | - | - | C | - | - |
| Recreation, indoor commercial | - | - | - | - | - | - | C | C | P | - | P | P | P | C | - | - | - | C | - | P |
| Recreation, outdoor commercial | - | - | - | - | - | - | C | C | C | - | P ¹⁰ | P | P | C | - | - | - | C | - | P |
| Entertainment, commercial | - | - | - | - | - | - | - | - | P | - | P | P | P | - | - | - | - | C | - | P |
| Automotive fuel-dispensing facility | - | - | - | - | - | - | - | - | P | - | P | P | P | C | - | - | - | C | 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 | P | - | C ¹² | P | P | P | P |
| Restaurant 2 | - | - | - | - | - | - | - | - | P | - | P | P | P | C ²³ | - | - | P | C ²⁴ | P | P |
| Restaurant 3 | - | - | - | - | - | - | - | - | P | - | P | P | P | C ²³ | - | - | P | C ²⁴ | P | P |
| Tavern | - | - | - | - | - | - | - | - | C | - | P | P | P | - | - | - | P | - | - | - |
| Drive-through facility | - | - | - | - | - | - | - | - | C | - | C | C | P | - | - | - | - | - | - | - |
| Marina | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | P | P | - | - | - |
| Marine sales and service | - | - | - | - | - | - | - | - | - | - | - | P | - | - | - | P | P | - | - | - |
| Marine boat sales, level 1 | - | - | - | - | - | - | - | - | - | - | P | P | - | P | - | P | P | - | - | - |
| Marine boat sales, level 2 | - | - | - | - | - | - | - | - | - | - | - | P | - | C ²³ | - | P | P | - | - | - |
| Ministorage | - | - | - | - | - | - | - | C | - | - | C | C | P | C | - | - | - | - | - | P |
| Industrial, level 1 | - | - | - | - | - | - | - | C | C | - | C | P | - | P | - | - | - | C | - | P |
| Industrial, level 2 | - | - | - | - | - | - | - | - | - | - | - | P | - | P | - | - | - | - | - | - |
| Marine industrial | - | - | - | - | - | - | - | - | - | - | - | P | - | C | - | P ¹¹ | C | - | - | - |
| Wireless communication facility ⁴ | 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 |

- 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.
- ²² Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.
- ²³ See GHMC Section 17.45.040 for specific performance standards of sales and restaurant uses in the ED zone.
- ²⁴ See GHMC Section 17.54.030 for specific performance standards of sales and restaurant uses in the PCD-BP zone.
- ²⁵ Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC 17.91.040(A).
- ²⁶ Level 1 and Level 2 charging only.
- ²⁷ Electric vehicle charging stations, level 1 and level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.
- ²⁸ The term "Rapid" is used interchangeably with Level 3 and Fast Charging.
- ²⁹ Only "electric vehicle charging stations – restricted" as defined in Chapter 17.73 GHMC.

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 _____, 2012.

CITY OF GIG HARBOR

Mayor Charles L. Hunter

ATTEST/AUTHENTICATED:

Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Angela S. Belbeck

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



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

Subject: Resolution – Dogwood Plat Amendment to the Wastewater Comprehensive Plan
Proposed Council Action: Adopt the referenced resolution amending the wastewater comprehensive plan by revising sewer collection basin boundaries.

Dept. Origin: Public Works
Prepared by: Jeff Langhelm *AD*
For Agenda of: February 27, 2012
Exhibits: Resolution and Map Exhibits

Initial & Date

Concurred by Mayor: *CLH 2/24/12*
Approved by City Administrator: *ADK*
Approved as to form by City Atty: *VIA EMAIL 2/17/12*
Approved by Finance Director: *[Signature]*
Approved by Department Head: *[Signature] 2/23/12*

| Expenditure Required | \$0 | Amount Budgeted | \$0 | Appropriation Required | \$0 |
|----------------------|-----|-----------------|-----|------------------------|-----|
|----------------------|-----|-----------------|-----|------------------------|-----|

INFORMATION/BACKGROUND

The City of Gig Harbor Public Works Department has received a request from Talmo, Inc. for a technical amendment to the City's 2009 Wastewater Comprehensive Plan. The request is related to the proposed Dogwood Plat Development Project (PL-PPLAT-11-0001), which was deemed technically complete by the City on November 22, 2011.

The Dogwood Plat is a 7.92-acre residential plat consisting of 26 single family lots on five parcels located north of 72nd Street near the intersection with Wagner Way. The parcels comprising the Dogwood Plat are separated into two sewer basins with the eastern portion of the Plat located in Basin #14 and the western portion of the Plat located in Basin #21 (see the attached existing basin boundaries map).

Basin #21 currently does not have sewer collection infrastructure. Construction of such facilities would be necessary prior to connecting future buildings proposed by the Dogwood Plat to the City's sewer infrastructure. Therefore the Owner has proposed the entire Dogwood Plat and one adjacent associated parcel connect to the City's sewer collection through Basin #14 with existing sewer collection infrastructure (see the attached proposed basin boundaries map).

Staff has reviewed a sewer hydraulic report prepared by PacWest Engineering, LLC, dated January 24, 2012 related to the proposed amendment. The report indicates 24 ERUs of sewer would be transferred from Basin #21 to Basin #14. Current 20-year planning projections included in the WWCP indicate the total sewer flows in each basin are approximately 300 ERUs in Basin #21 and 340 ERUs in Basin #14. The 24 ERU transfer would be an 8% decrease to Basin #21 and a 7% increase to Basin #14.

Staff believes the information provided in the report sufficiently justifies the proposed amendment with minimal impacts to existing and future sewer infrastructure.

FISCAL CONSIDERATION

By adopting the proposed resolution the Dogwood Preliminary Plat Project will no longer be required to participate in the construction, financing, and/or future latecomers for the future lift station located in Basin #21. As a result any proportionate cost for this lift station will be distributed among fewer participants.

The removal of the 24 ERUs for the Dogwood Plat from Basin #21 will likely have a reduction in the total cost of construction for the future Lift Station #21 of less than 5%. This minimal reduction in total construction costs is due to the need to install infrastructure that will not be reduced or eliminated due to the proposed reduction of ERUs by the removal of the Dogwood Project. As a result, the primary reduction in infrastructure may be limited to a reduction of pump sizes.

BOARD OR COMMITTEE RECOMMENDATION

This proposed wastewater comprehensive plan amendment was presented at the February 2012 Operations and Public Projects Committee meeting where the Committee accepted the proposed amendment to be placed on an upcoming City Council Meeting agenda.

RECOMMENDATION/MOTION

Adopt the referenced resolution amending the wastewater comprehensive plan by revising sewer collection basin boundaries.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING THE WASTEWATER COMPREHESIVE PLAN BY REVISING THE SEWER COLLECTION BASIN BOUNDARY BETWEEN SEWER COLLECTION BASINS #14 AND #21.

WHEREAS, the City of Gig Harbor has received a request from Talmo, Inc. (Owner) for a technical amendment to the City's 2009 Wastewater Comprehensive Plan (WWCP) related to the proposed Dogwood Plat Development Project (PL-PPLAT-11-0001); and

WHEREAS, the Dogwood Plat is a 7.92-acre residential plat consisting of 26 single family lots on five parcels located north of 72nd Street; and

WHEREAS, the Dogwood Plat land use application was deemed technically complete on November 22, 2011; and

WHEREAS, the parcels comprising the Dogwood Plat are separated into two sewer collection basins with the eastern portion of the Plat located in Basin #14 and the western portion of the Plat located in Basin #21; and

WHEREAS, the Owner has proposed the entire Dogwood Plat and one adjacent associated parcel connect to the City's sewer collection through Basin #14 with existing sewer collection infrastructure; and

WHEREAS, Basin #21 currently does not have sewer collection infrastructure and such facilities would need to be constructed prior to connecting future buildings proposed by the Dogwood Plat to the City's sewer infrastructure; and

WHEREAS, the City Engineer has reviewed a request by the Owner for a WWCP technical amendment and related technical information that would amend the boundary between Basin #14 and Basin #21, which was prepared by PacWest Engineering, LLC and dated January 24, 2012; and

WHEREAS, Section 1.4.2 of the WWCP requires technical amendments to be adopted by resolution by the City Council; and

WHEREAS, the City Engineer believes the information provided by the Owner sufficiently justifies a technical amendment to the WWCP.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington:

Section 1. Appendix B of the WWCP shall be amended to reflect the revisions to the Wastewater Basin Map as provided in Figure 5 of the January 24, 2012 Dogwood Plat Project WWCP Amendment Hydraulic Report; and

Section 2. The Capital Improvement Program Project Details and Engineers Opinion of Probable Cost, and Forcemain System Curve for Lift Stations 14 and 21A located in Appendix C of the WWCP shall be amended to reflect the revisions to the respective items as provided in Appendix 1 of the January 24, 2012 Dogwood Plat Project WWCP Amendment Hydraulic Report.

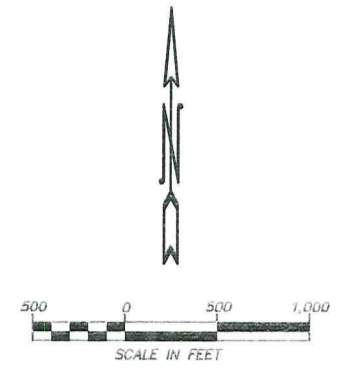
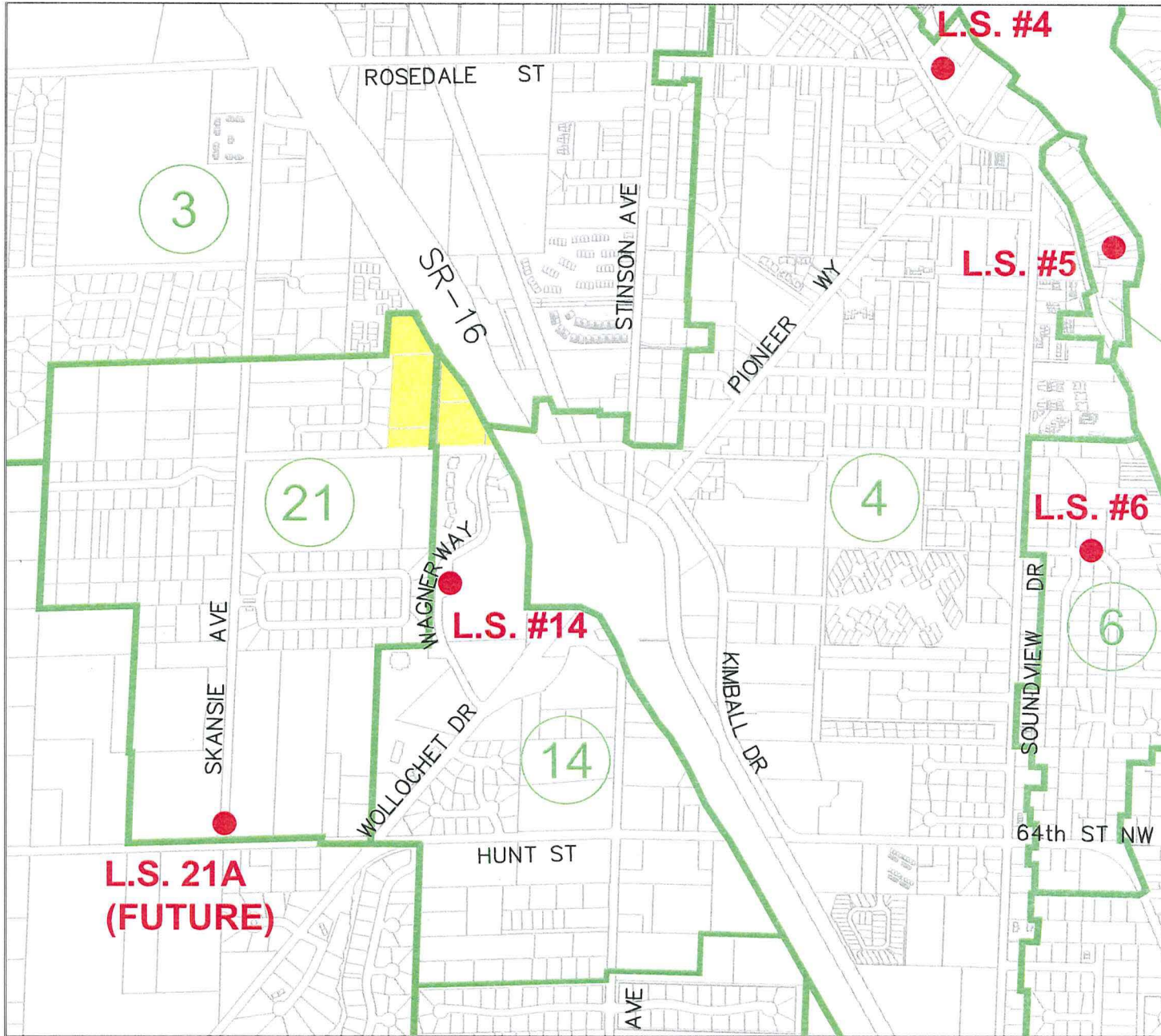
PASSED this 27th day of February, 2012.

Charles L. Hunter, Mayor





ATTEST:

Molly M. Towslee, City Clerk

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



LEGEND

-  EXISTING BASIN BOUNDARIES
-  PROPOSED DOGWOOD PLAT & ASSOCIATED PARCEL
-  LIFT STATION
-  BASIN NUMBER

| REVISIONS |
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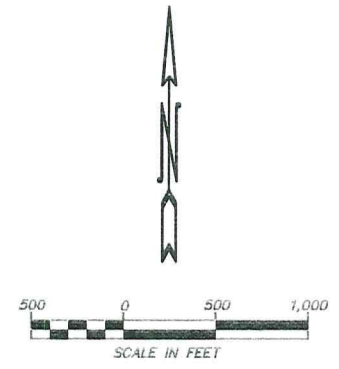
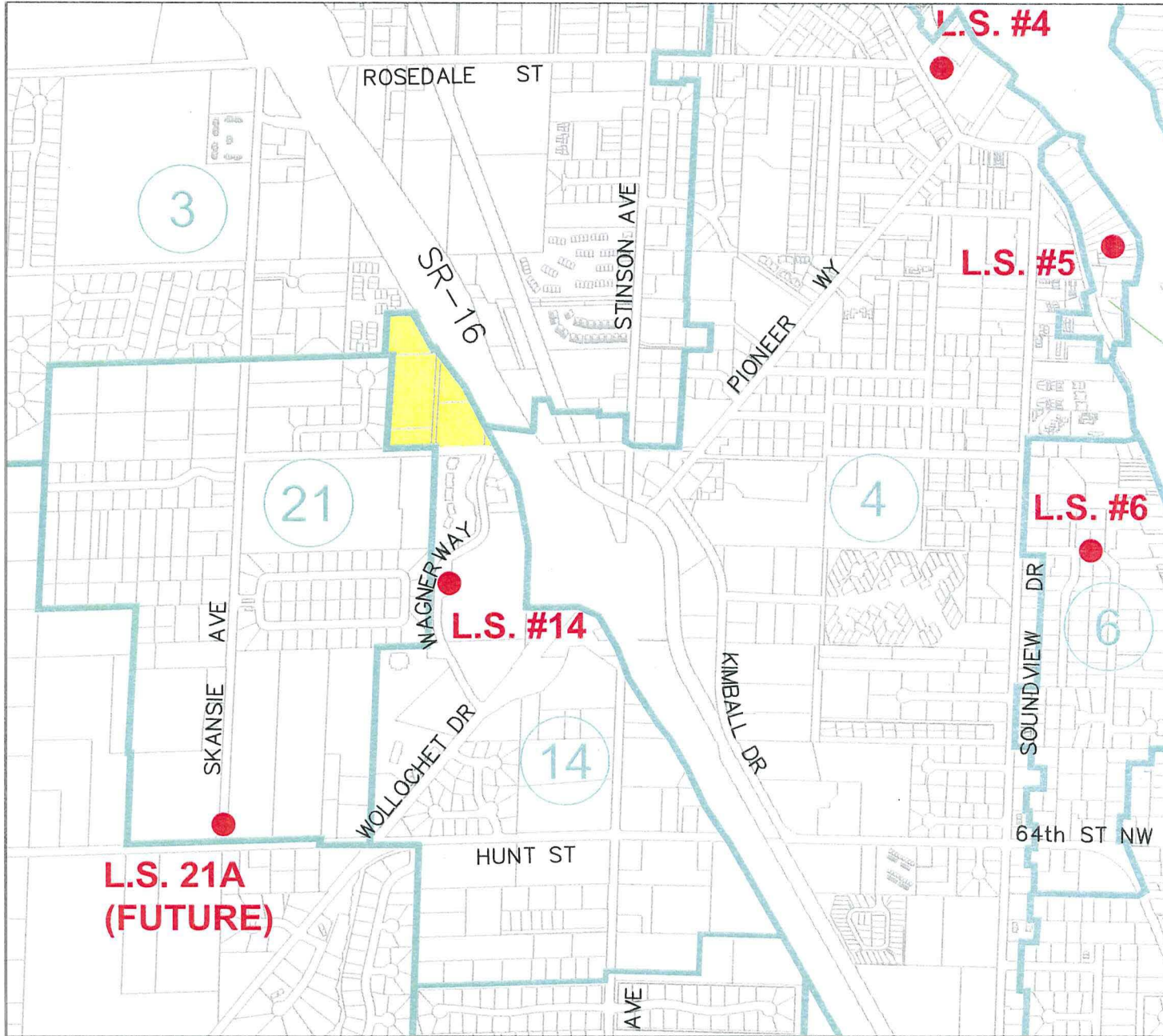
PUBLIC WORKS DEPARTMENT
 3510 Grandview Street
 Gig Harbor, WA 98335
 (253) 851-6170
 www.cityofgigharbor.net

| | |
|--------------|----------|
| DESIGNED BY: | JDL |
| DRAWN BY: | JDL |
| CHECKED BY: | -- |
| APPROVED BY: | -- |
| SCALE: | AS SHOWN |
| OTHER: | -- |





WASTEWATER COMPREHENSIVE PLAN AMENDMENT

| | | |
|-------------------------------------|-------------|-----|
| DOGWOOD PLAT | JOB NO. | -- |
| EXISTING BASIN 14 AND 21 BOUNDARIES | DRAWING NO. | -- |
| | SHEET OF | X X |

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LEGEND

-  PROPOSED BASIN BOUNDARIES
-  PROPOSED DOGWOOD PLAT & ASSOCIATED PARCEL
-  LIFT STATION
-  BASIN NUMBER

| REVISIONS |
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PUBLIC WORKS DEPARTMENT
 3510 Grandview Street
 Gig Harbor, WA 98335
 (253) 851-6170
 www.cityofgigharbor.net

DESIGNED BY: JDL
 DRAIN BY: JDL
 CHECKED BY: --
 APPROVED BY: --
 SCALE: AS SHOWN
 OTHER: --

WASTEWATER COMPREHENSIVE PLAN AMENDMENT

| | |
|-------------------------------------|----------------|
| DOGWOOD PLAT | JOB NO. -- |
| PROPOSED BASIN 14 AND 21 BOUNDARIES | DRAWING NO. -- |
| | SHEET X OF X |



Business of the City Council
City of Gig Harbor, WA

Subject: First Reading of Ordinance Amending Chapter 2.50 of the GHMC, Revising Parks Commission Name and Amending the Bylaws

Proposed Council Action:

Review and bring back for consideration at second reading.

Dept. Origin: Administration
Prepared by: Molly Towslee, City Clerk *MT*

For Agenda of: February 27, 2012

Exhibits: Draft Ordinance / Bylaws

Concurred by Mayor: *CLH 2/22/12* Initial & Date

Approved by City Administrator: *RJK*

Approved as to form by City Atty: *by email 2/21/12*

Approved by Finance Director: _____

Approved by Department Head: _____

| | | | | | |
|----------------------|-----|-----------------|-----|------------------------|-----|
| Expenditure Required | \$0 | Amount Budgeted | \$0 | Appropriation Required | \$0 |
|----------------------|-----|-----------------|-----|------------------------|-----|

INFORMATION / BACKGROUND

At their January 4, 2012 meeting, the Parks Commissioners voted to change several items of concern.

The Commissioners would like the name of to be "The City of Gig Harbor Parks Commission," rather than "Friends of the Parks." They also wish to remove the current two-term limit to allow commissioners to serve longer. The last request is to add language to the bylaws so that a member could be removed from the commission after three consecutive, unexcused absences.

These amendments were presented to City Council during a Staff Report on February 13, 2012. Council concurred and directed staff to draft an ordinance reflecting the amendments.

FISCAL CONSIDERATION: None.

BOARD OR COMMITTEE RECOMMENDATION: See above.

RECOMMENDATION / MOTION

Move to: Review and bring back for consideration at second reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE PARKS COMMISSION; AMENDING CHAPTER 2.50 OF THE GIG HARBOR MUNICIPAL CODE TO CHANGE THE NAME OF THE PARKS COMMISSION AND TO REMOVE TERM LIMITS; AMENDING THE BYLAWS TO ADDRESS UNEXCUSED ABSENSES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Gig Harbor, Washington established a City of Gig Harbor Friends of the Parks Commission on May 23, 2005; and

WHEREAS, at their January 4, 2012 meeting, the Commissioners voted unanimously to change the name of the commission to "The City of Gig Harbor Parks Commission," to remove the current two-term limit, and to add language to the bylaws so that a member could be removed from the Commission after three consecutive, unexcused absences; and

WHEREAS, the recommendation for these changes was presented to City Council at their regular meeting of February 13, 2012; and

WHEREAS, the City Council held a first reading of this Ordinance on February 27, 2012; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AS FOLLOWS:

Section 1. Chapter 2.50 of the Gig Harbor Municipal Code is hereby amended as follows:

CHAPTER 2.50 PARKS COMMISSION

Sections:

- 2.50.010 ~~Friends of the Parks Commission Established.~~
- 2.50.020 Organization
- 2.50.030 Rules of Procedure.

...

2.50.010 ~~Friends of the Parks Commission Established.~~

A. The City of Gig Harbor ~~Friends of the Parks Commission~~, consisting of five members, appointed by a vote of the majority of the City Council, is hereby established.

B. The purpose of the ~~Friends of the~~ Parks Commission is to advise the Mayor and City Council on park and recreation facilities, open space acquisition and development, maintenance and operation of parks and recreation public facilities, operation of parks and recreation programs, and other matters as directed by the City Council.

C. Commission members shall initially be selected for staggered terms. Three commissioners or their successors will serve a one, two or three year term based on the position. All subsequent appointments shall be for three years, or for the duration of an unexpired term in the case of an appointment to a vacancy. All commission members' terms shall expire on March 31st and all successive terms shall commence on April 1st. ~~No member shall serve more than two consecutive full terms of office, unless the vacancy cannot be filled by a new applicant. (This appears in GHMC Section 2.49.010 for Arts Commission.)~~

D. Commission Appointments.

1. Appointments to the ~~Friends of the~~ Parks Commission will be by the City Council during a regularly scheduled meeting. Each member of the Commission shall be a resident of the City of Gig Harbor at the time of appointment and throughout her or his time in office.

2. The Council shall seek the advice and input of the Commission prior to making any Commission appointments.

E. Vacancies occurring other than through the expiration of terms shall be filled by the Council, in consultation with the ~~Friends of the~~ Parks Commission, within 90 days of the vacancy, for the unexpired term.

F. Members may be removed by the City Council for any reason.

2.50.020 Organization. The Commission shall elect its own Chairperson and Vice-Chairperson. The Vice-Chairperson shall preside in the absence of the chairperson. The Chairperson and Vice-Chairperson shall be voting members of the Commission. The Commission shall hold at least two regular meetings each year.

2.50.030 Rules of Procedure. The Commission shall utilize Roberts Rules of Order for the transaction of business, and shall keep a written record of its meetings, attendance, resolutions, transactions, findings and determinations, which shall be a public record consistent with all City Council authorized by-laws for the ~~Friends of the~~ Parks Commission. The rules shall provide that all commission meetings shall be open to the public and that notice of meetings shall comply with the City's code and the Open Public Meetings Act (Chapter 42.30 RCW), to the extent that the

proceedings are subject to the Act. The commission members must comply with Chapter 42.23 RCW on conflicts of interest.

...

Section 2. Bylaws - Amended. The Bylaws of the Parks Commission of the City of Gig Harbor are hereby amended as set forth on Exhibit A attached hereto and incorporated into this Ordinance by reference.

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 _____, 2012.

CITY OF GIG HARBOR

CHARLES L. HUNTER, MAYOR

ATTEST/AUTHENTICATED:

MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
Office of the City Attorney

ANGELA S. BELBECK

FILED WITH THE CITY CLERK: 02/22/12

PASSED BY THE CITY COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO:

EXHIBIT A

**BYLAWS OF THE FRIENDS OF THE PARKS
COMMISSION OF THE CITY OF GIG HARBOR**

**ARTICLE I
ORGANIZATION OF THE COMMISSION**

1. A new Chairperson and Vice Chairperson shall be selected by and from the members of the Commission at the beginning of each term, or as soon thereafter as feasible.
2. In the event of the resignation of the Chairperson, the Vice-Chairperson shall assume the office of Interim Chairperson until the Commission elects a new chairperson. In the event of the resignation of the Vice-Chairperson the Commission shall expeditiously appoint a new officer to fill the position. In the absence of the Chairperson, the Vice-Chairperson shall conduct the meeting.
3. The Chairperson shall preside at all Commission meetings and have the powers generally assigned such office in conducting the meetings. It shall be the Chairperson's duty to see that the transaction of Commission business is in accord with law and with these Bylaws.
4. The Director of Operations, or a designee, shall serve as Executive Secretary of the Commission. The Executive Secretary shall keep the minutes of all regular, recessed and special meetings of the Commission; such minutes shall be approved by the Commission. The Executive Secretary shall give notice of all regular and special meetings to ~~Friends of The~~ the Parks Commission members, shall prepare the agenda of regular and special meetings, and shall serve notice of all meetings and public hearings through the City Clerk or Assistant City Clerk. The City Clerk or Assistant City Clerk shall maintain a file of all studies, plans, reports, recommendations and official records of the Commission.
5. In the event a member has three consecutive, unexcused absences, the Chairperson of the Parks Commission shall refer the matter to the City Council to consider whether the member should be removed from the Parks Commission.

ARTICLE II
MEETINGS

1. Special meetings of the Commission may be called by the Chairperson and must be called upon written request of any three members of the Commission. Written notice of such a meeting and its purpose shall be given to all members not less than twenty-four hours in advance thereof, and the same notice shall be posted in City and at the city's regular posting locations and on the city website.
2. Any regular meeting may be recessed to a definite time and place by a majority vote of the Parks and Recreation Commission members present at the meeting.
3. To provide a fair and efficient forum for the conduct of business at ~~Friends~~ of the Parks Commission meetings, meeting will be conducted in accordance with Robert's Rules of Order, and shall include the following rules:
 - a. No person shall address the Commission without first obtaining recognition from the Chairperson.
 - b. The order of business shall be as prescribed on the agenda. Changes to the agenda order shall be approved by majority vote of Commissioners present.
 - c. In instances where a written staff report has been prepared, the staff representative upon recognition by the Chairperson shall present the report for the record.
 - d. Following the presentation of the staff report the Commission shall be afforded to question the staff regarding the material in the report.
 - e. After questioning of the staff is completed the Chairperson may recognize the applicant or proponent of that item of business to speak. Following the proponents remarks, any other person wishing to speak on the matter may be recognized by the chairperson.
 - f. Once any person has spoken in regard to a specific matter before the Commission, he/she shall not be recognized to speak again until all persons wishing to speak have been given the first opportunity to do so.

- g. Following the presentation by each speaker, the ~~Friends of The Parks~~ Commission shall be afforded the opportunity to question the speaker regarding the information presented by the speaker.

ARTICLE III
VOTING AND ACTIONS OF THE COMMISSION

1. At all meetings of the Commission, each member shall have one vote on each motion. The Chairperson shall have one vote and shall enjoy the same opportunity to vote as afforded to all other Commission members. Voting shall be by a simple majority. There shall be no voting by proxy. No matter may be voted upon unless the matter has been discussed at a previous meeting of the Commission.
2. Each formal action of the Commission shall be written in a formal motion which will be entered verbatim into the Minutes. The Chairperson shall, at the Chairperson's discretion or at the request of any Commission member, read the motion before the motion is voted on, as provided for in Section 1 above.

ARTICLE IV
COMMITTEES

1. The ~~Friends of the Parks~~ Commission may establish from time to time such standing or special committees as it deems advisable and assign each committee specific duties or functions. Each standing committee shall consist of a maximum of four members. Each special committee shall consist of a minimum of four members, the members can not be a current commissioner, and all members of the commission shall be residents of the City of Gig Harbor at the time of appointment and throughout their time in office. No standing or special committee shall have the power to commit the ~~Friends of The Parks~~ Commission to the endorsement of any plan or program without its submission to, and the approval of, the body of the Commission.

ARTICLE V
AMENDMENTS

1. These Bylaws may be amended, from time to time, at the discretion the City Council. The commission may recommend revisions to the by-laws subsequent any regular ~~March or September~~ meeting.

CERTIFICATION

The undersigned Secretary of the City of Gig Harbor ~~Friends of The Parks~~ Commission does hereby certify that the above and foregoing Bylaws


have been duly adopted by the members of said Commission as the Bylaws of said Commission, said Bylaws having been adopted on _____, ~~2005.~~ 2012.

Secretary of City of Gig Harbor
~~Friends of the~~ City of Gig Harbor Parks Commission



Date: February 22, 2012

To: Mayor & City Council

From: Rob Karlinsey, City Administrator 

Subject: Hospital Benefit Zone Project List and 5-year HBZ Schedule

The following was discussed at the February 16, 2012 Public Works Committee Meeting:

Thanks to State legislation that was passed last year, we now have the ability to amend the HBZ 30-year project list without having to re-form the zone. We discussed the proposed project list with the City Council last fall. Since then, there have been recent developments which have caused us to recommend adding a project to the 30-year HBZ project list and adjusting the 5-year HBZ project schedule. These proposed changes are described as follows:

1. Add the SR302 corridor study to the 30-year HBZ project list. So far, this multi-year study (currently on hold due to lack of funding) has been fully funded by the State. However, approximately \$2 million needs to be appropriated by the State to complete the study. Completing the study would mean arriving at one selected solution and would set the stage for the State to apply for Federal funds and appropriate future funding to the final solution.

The City of Gig Harbor has a vested interest in a solution that relieves traffic congestion in and around Purdy. Any congestion removed from Purdy takes pressure off of the BB16 interchange and our surrounding road network. As a result, I am recommending that we add up to \$1 million for the SR302 study to the project list. This \$1 million amount would be an *up to* amount. Showing a strong local financial contribution via the HBZ could increase the likelihood that the State will fund the rest of the study and get it across the finish line. The 30-year project list with the added SR302 study shown in yellow is included with this memo.

2. On the 5-year project schedule, move the Sehmel Right Turn Lane and the BB16 Roundabout Meter up one year. Because traffic volumes appear to be increasing at BB16, we need to get on top of the situation now and install improvements that will improve traffic circulation before traffic congestion becomes unacceptable.

Under this recommendation, design on the Roundabout Meter would begin this year and installation would occur in 2013. Construction on the Sehmel Right Turn Lane (already designed) would take place this year. See the attached 5-year schedule with changes highlighted in yellow.

No funding from the City's General or Street Funds will be needed to fund the Roundabout Meter and the Sehmel Right Turn Lane. The funding for these projects will come from the HBZ revenue source.

If the Mayor and City Council agree with our above recommendations, we will move the amended HBZ 30-year project list forward for County concurrence and then submit it to the State. We will also need to amend the City's 2012 Street Capital Budget to include Roundabout Meter Design and Sehmel Right Turn Lane construction this year.

Please don't hesitate to contact me (851-6127) with questions or ideas. Thank you.

Proposed Revisions to Hospital Benefit Zone Capital Improvement Plan: 2012-2016

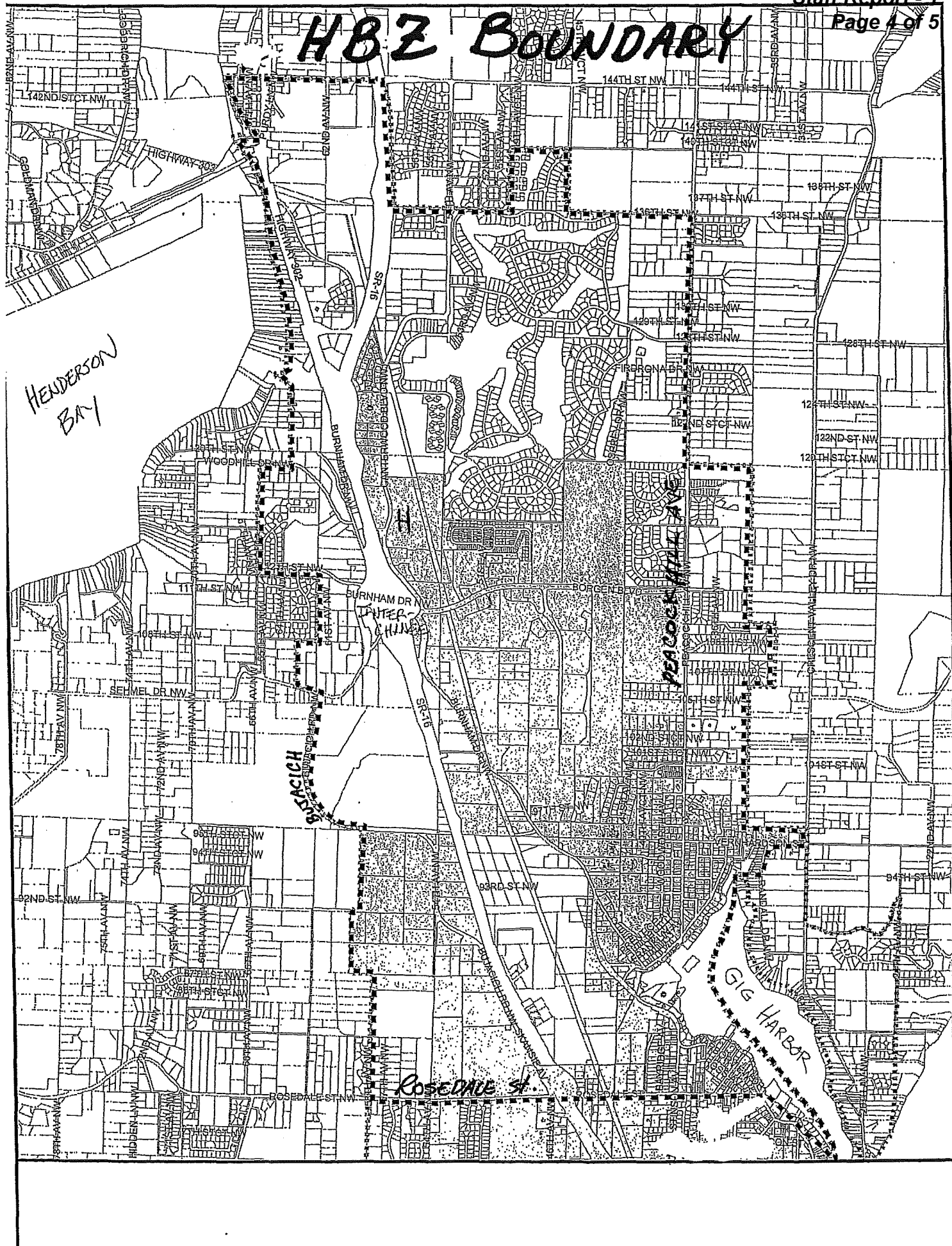
Sources

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | Total |
|------------------------------|-------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| 1 HBZ State Sales Tax Credit | \$1,128,418 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$11,128,418 |
| 2 Interfund Loan | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Sources | | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$11,128,418 |

Uses

| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | Total |
|---|------------|--------------------|------------------|------------------|------------------|--------------------|---------------------|
| <i>Capacity Expansion Projects</i> | | | | | | | |
| 1 Harbor Hill Drive Extension to Burnham Drive | | \$800,000 | \$800,000 | \$500,000 | \$500,000 | \$6,090,000 | \$8,690,000 |
| 2 BB16 Interchange West Roundabout Gap Metering | | \$40,000 | \$150,000 | | | | \$190,000 |
| 3 Sehmel Right Turn Lane at the SR16 Burnham Interchange | | \$210,000 | | | | | \$210,000 |
| <i>Capital Preservation Projects</i> | | | | | | | |
| 4 Burnham Overlay (N. Harborview to Borgen/SR16) | | \$475,000 | | | | | \$475,000 |
| 5 Peacock Hill Overlay (N. Harborview to 101st St.) | | \$216,000 | | | | | \$216,000 |
| 6 Peacock Hill Chipseal (101st to Roundabout) | | \$139,000 | | | | | \$139,000 |
| 7 Borgen Blvd. Chipseal (Peacock Hill to SR16) | | \$360,000 | | | | | \$360,000 |
| 8 Canterwood Blvd. Overlay (Hospital to City Limits) | | \$320,000 | | | | | \$320,000 |
| 9 Bujacich Lift Station and Force Main - <u>Design Only</u> | | \$400,000 | | | | | \$400,000 |
| Total | \$0 | \$2,960,000 | \$950,000 | \$500,000 | \$500,000 | \$6,090,000 | \$11,000,000 |

HBZ BOUNDARY



HENDERSON
BAY

BURNHAM DR

PEACOCK BLVD

ROSE DALE ST

GIG HARBOR

City of Gig Harbor
Hospital Benefit Zone
Proposed 30-Year Project List

| Likely Local Match Projects | | |
|-----------------------------|---|---------------------|
| 1 | Burnham Interchange Expansion 2008-2010 | \$8,049,000 |
| 2 | Vernhardsen Street Upgrades | \$1,000,000 |
| 3 | Cushman Trail Contribution - 96th to Borgen | \$650,000 |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | Harborview & Stinson Watermains | \$1,283,000 |
| 8 | Well 11 (Skansie) | \$1,500,000 |
| 9 | Well 9 (Gig Harbor North) | \$4,000,000 |
| 10 | Woodworth Watermain | \$500,000 |
| 11 | | |
| 12 | Lift Station 1 | \$4,000,000 |
| 13 | Lift Station 4 | \$3,000,000 |
| 14 | Lift Station 12 | \$4,000,000 |
| 15 | Lift Station 13 | \$4,000,000 |
| 16 | WWTP Outfall | \$3,000,000 |
| 17 | WWTP Expansion I | \$5,000,000 |
| 18 | WWTP Expansion II | \$3,000,000 |
| 19 | | |
| 20 | | |
| 21 | Harbor Hill Park Land Acquisition | \$2,500,000 |
| 22 | City Park at Crescent Creek | \$200,000 |
| 23 | | |
| 24 | Other Public Infrastructure Improvements (Transp., Storm, Sewer, & Water) | |
| 25 | Harbor Hill Multi Family I | \$2,000,000 |
| 26 | Harbor Hill Multi Family II | \$2,500,000 |
| 27 | Harbor Hill Village Center | \$500,000 |
| 28 | Harbor Hill Single Family Residential | \$3,500,000 |
| 29 | Bujacich NW Industrial | \$2,000,000 |
| 30 | Harbor Winds | \$500,000 |
| 31 | Smith Gravel Pit Development | \$500,000 |
| 32 | 96th St. Gravel Pit Development | \$500,000 |
| 33 | McCormick Creek | \$3,000,000 |
| 34 | | |
| Total | | \$60,682,000 |

| HBZ-Funded Projects | | |
|---------------------|---|---|
| 1 | Burnham Interchange Expansion 2020-2030 | TBD |
| 2 | Harbor Hill Drive Extension | \$15,000,000 |
| 3 | BB16 Large Roundabout Gap Metering | \$190,000 |
| 4 | SR302/Purdy Drive Intersection & Corridor Study | \$1,000,000 |
| 5 | Arterial Overlays & Pavement Maintenance within the HBZ | \$5,000,000 |
| 6 | Rosedale Sidewalk | \$450,000 |
| 7 | Cushman Trail Phase 3 (96th to Borgen) | \$200,000 (assumes \$2.2m from Fed, State, & City) |
| 8 | Cushman Trail Phase 4-a (Borgen to St. Anthony's Hospital) | \$400,000 |
| 9 | Cushman Trail Phase 4-b (Borgen to Purdy) | \$2,000,000 |
| 10 | Sehmel Ave - Right Turn Lane at Burnham / SR16 | \$210,000 |
| 11 | Burnham Dr Bridge - (SR16) Reconfig to 4-lanes AND Ped Bridge at BB16 | \$18,130,000 |
| 12 | Burnham Drive Widening | \$3,500,000 (increased from \$1.6m) |
| 13 | Skansie / Rosedale Intersection Improvements (Turn-lane) | \$275,000 |
| 14 | Vernhardsen St Improvements (storm, roadway, bicycle & peds) | \$2,650,000 (assumes \$1m from local REET and/or Impact Fees) |
| 15 | Harborview Dr Ped & Pkg Improvements (Stinson to N.Harborview) | \$1,500,000 |
| 16 | Harborview Dr Ped & Pkg Improvements (Rosedale to Stinson) | \$950,000 |
| 17 | Stinson / Rosedale Intersection Imp (turn lanes to WB Rosedale) | \$280,000 |
| 18 | Twawelkax Trail Construction & Trailhead | \$250,000 |
| 19 | Millville Sidewalks (included in # 15 above) | n/a |
| 20 | Donkey Creek Project - Two-lane Austin & Close N. Harborview | See next line below |
| 21 | Roundabout at Austin St./Harborview Drive Intersection | \$780,000 (\$720k + sales tax) |
| 22 | Downtown Parking Lot (no location identified, but within the HBZ) | \$200,000 |
| 23 | GH North - 7acre Park Development | \$1,950,000 |
| 24 | Wheeler Street-End Pocket Park | \$80,000 |
| 25 | Crescent Creek Park Play Structure | Funded via GF & Donations in 2012 |
| 26 | Crescent Creek Park & Rohwer Property - Park Development | \$750,000 |
| 27 | Masonic Building - Property Acquisition (PROS plan, p.49) | \$350,000 |
| 28 | Donkey Creek Corridor (Conservation Acquisitions - PROS , pg 48) | \$1,500,000 Use as match to leverage conservation futures |
| 29 | Maritime Pier | Grants & GF |
| 30 | Bogue Park - Visitors Pier | Unknown |
| 31 | Harbor Hill Drive Watermain Extension | \$950,000 |
| 32 | Bujacich Lift Station - (17A) and Force Main* | \$2,150,000 |
| 33 | PW Shop Facility Bulk Fuel Storage | \$27,000 |
| 34 | PW Shop Facility Expansion | \$400,000 |
| Total | | \$61,122,000 |

February 23, 2012

Council Committee, Downtown Planning

Chair: Council Member Jill Guernsey

Council Member Paul Kadzik

Council Member Ken Malich

Ex Officio members:

Harris Adkins, chairman Planning Commission

David Fisher, Design Review Board

Staff:

Lita Dawn Stanton

Tom Dolan

Jennifer Kester

Documents:

Downtown Gig Harbor Business Strategy

Historic Building Inventory

Historic Building Characterization

Interviews: Citizens, Business owners/ merchants and, land Owners

Jim Franich

Ken Malich

Michael Fisher

Goal: Develop a shared vision for what the downtown area can become prior to the next building boom.

Meet once a quarter

Report to the council once a quarter