

1080 6/29/91

GIG HARBOR CITY COUNCIL MEETING

June 8,
~~JUNE 29~~, 1991

7:00 p.m., City Hall Council Chambers

AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
JULY 8, 1991

6:00 p.m.

Council workshop on statute clarification with Wayne Tanaka and Dave Gago.

7:00 p.m.

PUBLIC COMMENT/DISCUSSION:

CALL TO ORDER:

PUBLIC HEARINGS:

1. Annexation ANX 91-03: Randall Drive.

APPROVAL OF MINUTES:

1. Meeting of June 24, 1991.

2. Meeting of June 29, 1991.

APPOINTMENT OF CIVIL SERVICE COMMISSION BOARD MEMBER:

Steve Crutchfield

CORRESPONDENCE: None scheduled.

MAYOR'S REPORT:

1. Gig Harbor Business Association - Trolley.

OLD BUSINESS:

1. Notice of Intent to Annex: Gig Harbor North, and extension of sewer utilities.

2. Sewer utility extension agreement: Peninsula School District.

3. City Attorney/Legal Counsel Ordinance - 2nd reading.

NEW BUSINESS:

1. Carpet in the Bogue Building - budget modification.

DEPARTMENT MANAGERS' REPORTS:

1. Police: Monthly statistic report.

ANNOUNCEMENT OF OTHER MEETINGS: None scheduled.

APPROVAL OF PAYROLL:

Warrants #5873 through #5980 in the amount of \$128,808.52

APPROVAL OF BILLS:

Warrants # through # in the amount of \$

EXECUTIVE SESSION: None scheduled.

ADJOURN:

Audit report

Act on by person

Kelly Enay

After since - Aug 10

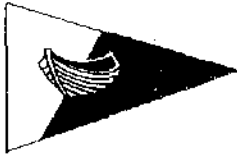
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City of Gig Harbor. The "Maritime" City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT & CITY COUNCIL MEMBERS
FROM: ⁶ RAY GILMORE, PLANNING DIRECTOR
DATE: JULY 2, 1991
SUBJECT: ANNEXATION 91-03 (RANDALL DRIVE) - RICHARD BAXTER,
ET AL.

Attached for your consideration is a resolution for the approval of the annexation of ten (10) acres of land along Randall Drive. A petition bearing the signatures of the owners of 100% of the assessed evaluation in the annexation area is included.

The area would be designated R-1 (single family), residential under the City Zoning Code and would also be subject to the policies and regulations of the City of Gig Harbor Shoreline Master Program. Upon completion of the review by the Pierce County Boundary Review Board, an ordinance for adoption of the annexation will be introduced for Council approval.

CITY OF GIG HARBOR

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR ACCEPTING THE ANNEXATION PETITION FOR THE AREA KNOWN AS RANDALL DRIVE AND AS SUBMITTED BY PETITIONERS RICHARD BAXTER ET.AL., AND ENTERS AN INTENT TO APPROVE AND REFERRING THE PETITION TO THE PIERCE COUNTY BOUNDARY REVIEW BOARD.

WHEREAS, on the 22nd day of February, 1991, a petition for annexation was submitted for the property lying west of Randall Drive and south of Vernhardson Street, east of Gig Harbor Bay; and,

WHEREAS, the petition and legal description of the subject property are attached as Exhibit "A" to this resolution and made a part hereto; 33 and,

WHEREAS, such annexation proposal is within the Urban Area Boundary as defined in the Urban Area Agreement of September, 1987, between Pierce County and the City of Gig Harbor; and,

WHEREAS, such annexation proposal is within the future potential annexation area as defined by the City of Gig Harbor; and

WHEREAS, on the 11th of March, 1991, the City Council met with the initiating party during regular session of the Council; and,

WHEREAS, at that time the Council set forth the requirements placed on the petitioner wishing to annex as follows:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness;
2. The area shall be zoned as single family residential (R-1), subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code, and subject further to the policies and regulations of the City of Gig Harbor Shoreline Master Program;

Resolution Accepting Annexation Petition for Randall Dr.
Page 2
Resolution #

WHEREAS, on June 5, 1991, a determination of non-significance was issued for the proposal, based upon a review of the environmental documents submitted by the petitioner, in accordance with the City of Gig Harbor Environmental Policy Ordinance, Title 18 of the Gig Harbor Municipal Code;, and,

WHEREAS, at the public hearing of July 8th, 1991, the City Council does hereby declare its intent to authorize and approve said annexation, and to accept same as a part of the City of Gig Harbor; and,

WHEREAS, the City Council shall comply with the procedural requirements of RCW 35A.14 to the conclusion of this annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:

Section 1. The City Council of the City of Gig Harbor does hereby declare its intent to authorize and approve the annexation and to accept the subject property as part of the City of Gig Harbor with the following requirements:

1. The area shall be zoned single family residential (R-1) and be also subject to the polices and regulations of the City of Gig Harbor Shoreline Master Program.
2. The property owners within the annexed area shall assume a pro-rata share of the City's bonded indebtedness.

Section 2. The City Clerk of the City of Gig Harbor hereby declares the annexation petition contiguous with the boundaries of the City of Gig Harbor and said property which is more particularly described in the petition which is marked Exhibit "A" and which is made a part hereto. The City Council does refer the petition and petitioner to the Pierce County Boundary Review Board for approval of the annexation and the City Council shall not take any further action on the annexation proposal until such time the Pierce County Boundary Review Board has completed its review of the notice of intent to annex.

Resolution Accepting Annexation Petition for Randall Dr.
Page 3
Resolution #

PASSED AND APPROVED, at the regularly scheduled City Council
meeting of on the 8th day of July, 1991.

Gretchen Wilbert, Mayor

ATTEST:

Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 7/2/91
Passed by City Council: _____

CERTIFICATION OF 60% ANNEXATION PETITION

I, Michael R. Wilson, City Administrator/Clerk of the City of Gig Harbor, Washington, a municipal code city, do hereby certify that I received on July 1, 1991, the final group of 60% Annexation Petitions for an area identified as the Randall Drive Annexation. On June 17, 1991, I proceeded to make a determination of sufficiency of such petitions for annexation.

The petitions contained 10 signatures from owners of 11 parcels of property, and 10 of those signatures were verified by comparing them with the Pierce County Assessor's property tax records. The assessed valuation of the area based on the most recent Pierce County property assessments rolls, with the exception of no parcels, is \$569,400.

The assessed valuation of signatures represents \$569,400 or 100% of the total assessed valuation. The signatures, therefore, constitute more than the required 60%, which figure would be \$341,640.

Signed and sealed this 1st
day of July, 1991.



Michael R. Wilson
City Administrator/Clerk
City of Gig Harbor

SEAL

OWNER'S SIGNATURE
(Husband and Wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED

Doris L. Anderson DORIS L. ANDERSON 9512 RANDALL DR NW 3/8/90
 L-3 of Short Plat 74-17 02 21 05 21077

Raymond T. Anderson RAYMOND T. ANDERSON 9512 RANDALL DR NW 3/8/90
 9516 RANDALL DR NW 3-9-90

Angelo U. Merlino ANGELO U. MERLINO LOT 2 of SHORT PLAT 74-17 (PARCEL # 02-21-052-002) 3-9-90
 9516 RANDALL DR NW

Mary L. Merlino MARY L. MERLINO 9516 RANDALL DR NW 3-9-90

Fortuna Seguitur FORTUNA SEGUITUR LOTS A, B, C P.C.S.P. 9510, 9422 & 9420 7-17-90
 No 76 145

by Eve Blumman, General Partner LOTS A, B, C P.C.S.P. 9418, 9416, 9412 7-17-90
 No 76 146 & 9410 RANDALL DR.

John H. Baxter John H. Baxter Lot D Short Plat 76-146 8/13/50

Phyllis L. Baxter Phyllis L. Baxter Lot B P.C.S.P. 76-145 9508 RANDALL DR 12/21/90

Richard L. Baxter RICHARD L. BAXTER Lot B P.C.S.P. 76-145 9508 RANDALL DR 12/21/90

Luisse R. Gottwald LUISSE R. GOTTWALD LOT 1 of SHORT PLAT 74-17 02 21 05 6001 12/22/90
 9520 RANDALL DR NW

EXHIBIT "A"

LEGAL DESCRIPTION

ORIGINAL TRACT

THE NORTH HALF ($\frac{1}{2}$) OF THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WEST OF HALL RANDALL COUNT ROAD.

THE SOUTH 100 FT. OF LOT 4, GIG HARBOR ABANDONED MILITARY RESERVE AND ALL OF LOT 7-A GIG HARBOR ABANDONED MILITARY RESERVE IN SECT. 5, TWP. 21 N., R. 2 E. W. M.

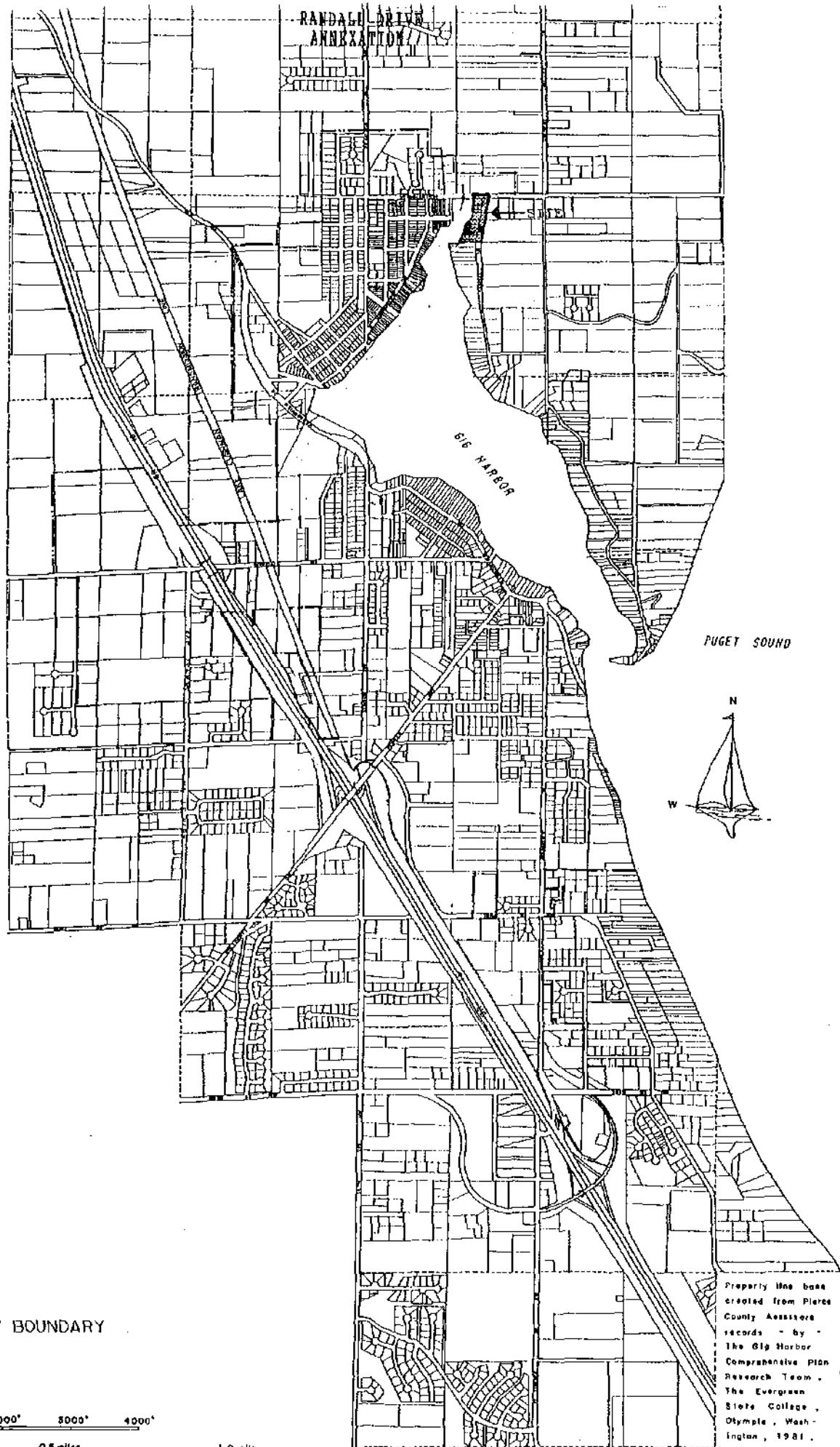
TOGETHER WITH TIDELANDS OF FIRST CLASS LYING IN FRONT OF AND ABUTTING THEREON (STATE LEASE NO. 8072) SUBJECT TO EASEMENT PIERCE COUNTY, WASH.

EXHIBIT "A1"

Address	Parcel Number	Assessed Evaluation	LAND	STRUCTURE
9520 RANDALL DR. N.W.	02-21-05-6/001	55,000 ⁰⁰	96,600 ⁰⁰	
9516 RANDALL DR. N.W.	02-21-05-6/002	55,000 ⁰⁰	96,600 ⁰⁰	
9512 RANDALL BR. N.W.	02-21-05-6/003	55,000 ⁰⁰	96,600 ⁰⁰	
9510 RANDALL DR. N.W.	02-21-05-6/017	14,600 ⁰⁰	- 0 -	
9508 RANDALL DR. N.W.	02-21-05-6/018	14,600 ⁰⁰	- 0 -	
9422 RANDALL DR. N.W.	02-21-05-6/019	14,600 ⁰⁰	- 0 -	
9420 RANDALL DR. N.W.	02-21-05-6/020	14,600 ⁰⁰	- 0 -	
9418 RANDALL DR. N.W.	02-21-05-6/021	14,600 ⁰⁰	- 0 -	
9416 RANDALL DR. N.W.	02-21-05-6/022	14,600 ⁰⁰	- 0 -	
9412 RANDALL DR. N.W.	02-21-05-6/023	14,600 ⁰⁰	- 0 -	
9410 RANDALL DR. N.W.	02-21-05-6/024	14,600 ⁰⁰	- 0 -	

THE FIRST THREE PROPERTIES HAVE HOMES BUILT ON THEM, THE BALANCE ARE VACANT LOTS WITH EXCEPTION OF 9508 WHICH HAS A NEW HOME JUST CONSTRUCTED AND HAS NOT BEEN ASSESSED YET. HOMES ON THE EXISTING VACANT LOTS ARE EXPECTED TO BE COMPLETE WITH IN 24 MONTHS.

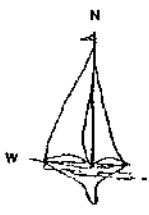
ALL ABOVE PROPERTIES ARE ON CITY WATER AND SEWER.



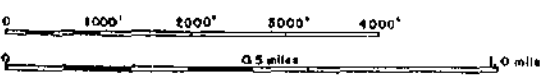
RANDALL DRIVE
ANNEXATION

GIG HARBOR

PUGET SOUND



--- CITY BOUNDARY



Property line base
created from Pierce
County Assessor
records - by -
The Gig Harbor
Comprehensive Plan
Research Team,
The Evergreen
State College,
Olympic, Wash-
ington, 1981.

CITY OF GIG HARBOR AND VICINITY

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JUNE 24, 1991

PRESENT: Councilmembers Frisbie, English, Perrow, and Mayor Wilbert.

ABSENT: Councilmembers Davis and Hoppen.

PUBLIC COMMENT/DISCUSSION:

1. Pete Peterson requested the council examine ways to restrict burning in burn barrels.
2. Alan Overman, representing Paul and Peter Babich, discussed the city's requirement for placement of a storm drain line on his client's property and requested an alternative be considered.

MAYOR'S ANNOUNCEMENTS:

The mayor had several announcements to make before calling the meeting to order. Councilmember Frisbie requested she put the announcements on the record, but the mayor refused at this time to officially call the meeting to order.

1. New legal counsel.
The mayor decided to hire Mr. James Mason as legal counsel for the city. He was introduced to the council and he will attend the next council meeting to provide council with information on his experience and background.

Councilmember Frisbie indicated to Mr. Mason that the council was the body that authorized payment of the bills for the city. If a majority of the council does not agree with the mayor that Mr. Mason is the council's choice, the possibility exists that the city would not agree to pay his fees.

2. Termination of City Administrator.
The mayor announced her intention to terminate the services of Mike Wilson, City Administrator, effective immediately.
3. Interim replacement.
The mayor will announce within 24 hours an interim replacement for Mr. Wilson.

4. Investigate discrepancies in 1989 audit.
The mayor will initiate an immediate investigation into the discrepancies claimed by the State Auditor in the 1989 report.
5. Public Works.
The mayor will ask the public works department to meet with residents and property and business owners of the North Harborview Business district before spending any more time and money developing plans for that area.

CALL TO ORDER: 7:20 p.m.

PUBLIC HEARINGS: None scheduled.

Councilmember Frisbie asked when council would be able to discuss the announcements made by the mayor. She indicated that they were just announcements, not on the agenda, and she did not wish to burden the council with all the information she has relative to the announcements. She will have the items on the next agenda or make the information available to the councilmembers.

At this point in the meeting, Councilmember Perrow left the meeting so there was no longer a quorum present.

Cassette recorder utilized.
Tape 236 Side B 000 -

SPECIAL GIG HARBOR CITY COUNCIL MEETING OF JUNE 29, 1991

PRESENT: Councilmembers Frisbie, Davis, Hoppen, English, Perrow, and Mayor Wilbert.

CALL TO ORDER: 9:08 a.m.

EXECUTIVE SESSION:

MOTION: To enter into executive session for the purpose of holding a workshop on personnel matters.
Davis/English - unanimously approved.

MOTION: To return to regular session and recess until 7:00 p.m.
Davis/English - unanimously approved.

7:00 p.m.

PUBLIC COMMENT/DISCUSSION:

1. John Paglia expressed disappointment at having to attend a city council meeting on a Saturday evening due to the actions of one of the councilmembers.
2. Bob Ellsworth commented that he was glad for the opportunity to be able to state opinions before the council, even if not a popular opinion.
3. Jack Darrah expressed concerns over the rules governing the council's actions at public meetings.

CALL TO ORDER: 7:12 p.m.

The mayor announced the purpose of the special Saturday meeting, which was to assist council, staff, and the mayor work together to resolve differences.

COUNCIL DISCUSSION:

1. Establish rules to conduct council business.
Councilmember Frisbie wished to discuss some of the reasons for the firing of City Administrator Mike Wilson as they pertained to a letter read by the mayor at the council meeting of June 24, 1991. He suggested

that limits be set for comments from the public.

Specifically, Councilmember Frisbie asked for clarification that the items listed in the mayor's letter were not reasons for the firing of Mike Wilson. The mayor indicated that those items were simply announcement of her intentions and in no way related to the firing of Mr. Wilson.

MOTION: To move to discussion of New Business, item #2 at this time.
Perrow/English - unanimously approved.

NEW BUSINESS:

2. Transition agreement.
Mayor Wilbert read the agreement between the city and Mike Wilson regarding the six month transition period of his employment.

MOTION: To accept the agreement.
Perrow/English - unanimously approved.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the meeting of June 10, 1991.
Davis/English - unanimously approved.

CORRESPONDENCE:

1. Update on Gig Harbor Flower Fund.
The mayor wanted the council to be aware of the status of the flower fund project.
2. Appreciation plaques.
The mayor indicated that the recognition signs were displayed in the city hall showcase.
3. Tacoma/Pierce County cable TV franchises.
The meeting regarding this item had been held June 24.

At this time, members of the public wished to speak to council regarding the transition agreement and/or the firing of Mike Wilson.

Barbara Church and Tom Morfee both read prepared statements.

OLD BUSINESS:

1. Hunt/Kimball LID Ordinance - 2nd reading.

City Administrator Mike Wilson explained the status of the proposed project and indicated that there were different options available and provided preliminary cost estimates for those options.

Public Works Director Ben Yazici explained the scope of the project and the ways it differed from the original project.

Those wishing to speak on this item included John Paglia, Phil Arenson, Bob Ellsworth, Wade Moberg, Dave Morris, Fred Stroh, Jim Gee, Kathleen Gee, Barbara Hupe, John Houser, Pete Norman, and Barb Stiletto.

MOTION: To table this item for two months to allow staff to meet with the people in the affected area and prepare alternatives and associated costs in the project design, and validate the signatures on all petitions received.
Frisbie/English - unanimously approved.

2. Amendments to Energy Code Ordinance - 2nd reading.

MOTION: To adopt Ordinance #602.
Frisbie/Davis - unanimously approved.

3. Sewer treatment plant expansion budget and system financial report.

Mr. Wilson explained the financial report.

4. Grande Bank Subdivision request for sewer service - Jeff Edwards.

Opponents to the annexation, James Peterson and John Stafford, announced they had signatures on petitions equal to 54% of the assessed property valuation of property owners that opposed the annexation.

Sean Comfort, Pac-Tech Engineering and agent for the applicant, was available to answer questions. When it appeared that the annexation would not be accepted due to a lack of 60% of the assessed property value being in favor of the proposal, Mr. Comfort asked if council would grant the extension of sewer service.

Council took no action.

NEW BUSINESS:

1. Selection of Mayor Pro-Tempore.

MOTION: To select Councilmember Bob Frisbie as Mayor Pro-Tempore.
Perrow/Davis - unanimously approved.

3. Hearing Examiner report and recommendation on SUB 91-01: Harbor Heights Subdivision.

Planning Director Ray Gilmore presented the report of the Hearing Examiner.

Bob Bennett, applicant, was available to answer questions.

MOTION: To accept the findings and recommendation of the Hearing Examiner and approve Resolution #317 without the requirement for curbs, gutters, and sidewalk along 76th Street and minus any reference to a latecomers share of improvements to 76th Street.
Perrow/Frisbie - unanimously approved.

4. Sewer utility extension requests:

A. Wood

Public Works Director Ben Yazici provided information on the request.

MOTION: To deny the request until a specific proposal for the use of the property is presented to the city.
Frisbie/English - approved by a vote of 4 - 1 with Davis voting against.

B. Healy

Mr. Yazici explained the request.

Bob Bennett spoke in favor of the request.

Jim Healy, proponent, was available to answer council's questions.

MOTION: To approve the request and extend sewer and water utility services with the petitioner agreeing to pay 100% of the cost of installation of the lines for a gravity sanitary sewer system and include a ten-year latecomers agreement.

Frisbie/Davis - approved by a vote of 4
- 1 with English voting against.

5. Harborview Drive overlay project - contract award.

MOTION: To reject all bids received and authorize
staff to rebid the project.
Davis/English - unanimously approved.

6. Water tank painting project - contract award.

MOTION: To allow Bodily, Inc. to withdraw their bid
on the project and award the contract to
Coating, Inc.
Perrow/Davis - unanimously approved.

7. Well drilling project - contract award.

MOTION: To accept the bid of Holt, Inc. for the
drilling of Well #6.
Frisbie/Davis - unanimously approved.

8. City Attorney/Legal Counsel Ordinance - 1st reading.

9. Ordinance setting City Attorney compensation - 1st
reading.

MOTION: To table this issue indefinitely.
Davis/Frisbie - approved by a vote of 4 - 1
with English voting against.

10. Special occasion liquor license.

No action taken.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works.

Mr. Yazici explained the project.

MOTION: To authorize staff to proceed with the
project allowing expenditure of \$11,000 plus
the addition of up to \$4,000 for sidewalk
construction.
Frisbie/Davis - (Davis withdrew her second
and the motion was seconded by Perrow)
unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Multi-Cultural planning.
The meeting had already been held.

BILLS:

MOTION: To approve warrants #7384 through #7434 in the amount of \$38,488.06.
Perrow/Davis - unanimously approved.

EXECUTIVE SESSION:

MOTION: To go into executive session for the purpose of discussing a personnel issue at 11:05 p.m.
Davis/Perrow - unanimously approved.

MOTION: To return to regular session.
Davis/Hoppen - unanimously approved.

MOTION: To approve disability payments to Jeff Anderson.
Perrow/Frisbie - unanimously approved.

ADJOURN:

MOTION: To adjourn at 11:25 p.m.
Perrow/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 237 Both sides
Tape 238 Both sides
Tape 239 Side A 000 - end
Side B 000 - 016.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

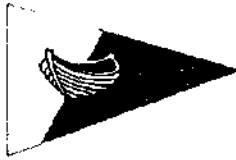
TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MICHAEL R. WILSON, CITY ADMINISTRATOR *Wilson*
SUBJECT: GIG HARBOR NORTH REQUEST FOR ANNEXATION AND
EXTENSION OF SEWER UTILITY SERVICE
DATE: MAY 10, 1991

You will find attached the Notice of Interest to Commence Annexation proceedings from the Gig Harbor North area, together with a request to concurrently consider the execution of a sewer utility extension agreement.

As you are aware, we have been working with the primary property owners within the Gig Harbor North area for more than five years to discuss and work with them on a number of issues aside from annexation. Our working relationship with Pope Resources, Thompson Properties, and Tucci has focussed on the development of the east/west arterial, land-use planning, utilities coordination, and need of parks property in the area. We have worked extremely well together to tackle the problems of sensible growth planning/management, and they have done a tremendous job of including the community in their planning efforts and seeking guidance and assistance along the way. We are looking forward to working with the Gig Harbor North area in sound growth management, and development planning, in addition to conducting a financial impact analysis, as this annexation process moves forward.

Relative to the request for sewer utility extension be granted concurrently with the processing of the annexation, the request has merit since there is considerable need to coordinate the development of a unified sewer utility extension plan with this property and Canterwood, Peninsula School District, Perrow's property, and the Gig Harbor Christian Church (all have sewer service approval). If the city is serious about annexing the Gig Harbor North area, it is important that we work with them as soon as possible to develop the extension of the sewer system to the North (by proper sizing of the lines and pump stations) to meet the needs of the intervening properties (Gig Harbor North - between Peninsula School District/Canterwood and the city limits) in order to avoid having to do major reconstruction of the system later when the annexation is complete and sewer service guaranteed.

I would recommend, therefore, the city council approve the request to proceed with this annexation and the request to execute a utility extension agreement for 28,000 GPD capacity, with Pope Resources, Thompson Properties, and Tucci.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: RAY GILMORE, PLANNING DIRECTOR
SUBJ.: REQUEST FOR CONSIDERATION/NOTICE OF INTENTION TO
COMMENCE ANNEXATION PROCEEDINGS -- GIG HARBOR
NORTH (POPE RESOURCES, THOMPSON PROPERTIES, TUCCI
AND SONS)
DATE: MAY 8, 1991.

Attached for your consideration is a notice of intent to petition for annexation submitted by Greg Waddell, representative for the above referenced property owners, and which represent not less than ten percent of the owners of assessed evaluation for the area described on the attached map.

The property, which is located immediately north of the City, extending from Peacock Hill Avenue on the east to Burnham Drive on the west, north to 121st Avenue NW., consists of 720 acres, of which 480 acres is under the ownership of the petitioners. The annexation area has not been proposed for a specific zoning at this time, but would more than likely consist of a mix of uses and zoning district classifications. The Comprehensive Plan designates the area as urban-residential and employment/business. Development and consideration of pre-annexation zoning would be required prior to the public hearing and consideration of the 60% petition.

The area is within the urban area of the City of Gig Harbor and is included within the future potential annexation area for the city. The site is predominantly undeveloped, with the exception of several small subdivisions near Peacock Hill Avenue, and currently consists of commercial forest lands. The area and properties within are subject to a proposed utility extension agreement which will also be considered by the City.

If accepted by the Council, the petition for annexation should include the requirement for the assumption of existing city indebtedness on a pro-rata basis and that the area to be annexed would require a hearing before the City Planning Commission on the pre-annexation zoning for the

Annexation Intention - Gig Harbor North
Page 2

area. Upon submission of the environmental documents and completion of SEPA review, a public hearing and resolution for annexation will be scheduled before the Council.

Attachments

Waddell Planning Services

April 22, 1991

Honorable Mayor
Members of the City Council
City of Gig Harbor
P.O. Box 145
Gig Harbor, Washington 98335

RE: Notice of Intent to Petition for Annexation

Dear Mayor Wilbert and Councilmembers:

As owners of approximately 480 acres commonly known as "Gig Harbor North" we herein submit a Notice of Intent to Petition for Annexation to the City of Gig Harbor. As required by law, our properties represent not less than 10% of the assessed valuation of the properties for which we request annexation.

We are confident that the annexation which we propose is consistent with the annexation policies of the City of Gig Harbor.

We request that this annexation be considered concurrently with the Utility Extension and Capacity Agreement which was submitted to you on October 29, 1990.

If you have any questions or require further information about these matters, we will be happy to respond. You may also direct inquiries to Greg Waddell at 441-3066.

Sincerely,

David Cunningham, Pope Resources
Kathy Thompson & Steve Pulliam, Thompson Properties Four
Tom Tucci

by:



Greg Waddell
Waddell Planning Services

c: Michael Wilson, City Administrator

Encl.

NOTICE OF INTENT

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL
CITY OF GIG HARBOR, WASHINGTON:

The undersigned, being the owners of not less than ten percent in value of the hereafter described property according to the assessed value thereof for the general taxation, hereby notify the City Council of the City of Gig Harbor, pursuant to R.C.W. 35A.14., of its intent to commence proceedings to annex those certain premises legally described in Exhibit "A" attached to this notice.

It is requested that the City Council of the City of Gig Harbor set a date not later than (60) days after the filing of the request for a meeting with the undersigned to determine:

- (1) Whether the City Council will accept the proposed annexation;
- (2) Whether the City will require the assumption of the existing City indebtedness by the area to be annexed;
- (3) Whether the City Council will accept the proposed annexation on the condition that the area proposed for annexation will be zoned prior to the annexation.

Dated this 16th day of April, 1991

Signature and Address
of Petitioner

Assessor Parcel #

L.H. Fogant CEO
Pope Resources

222304000

P.O Box 1780

222311000

Poulsbo, WA 98370

222311001

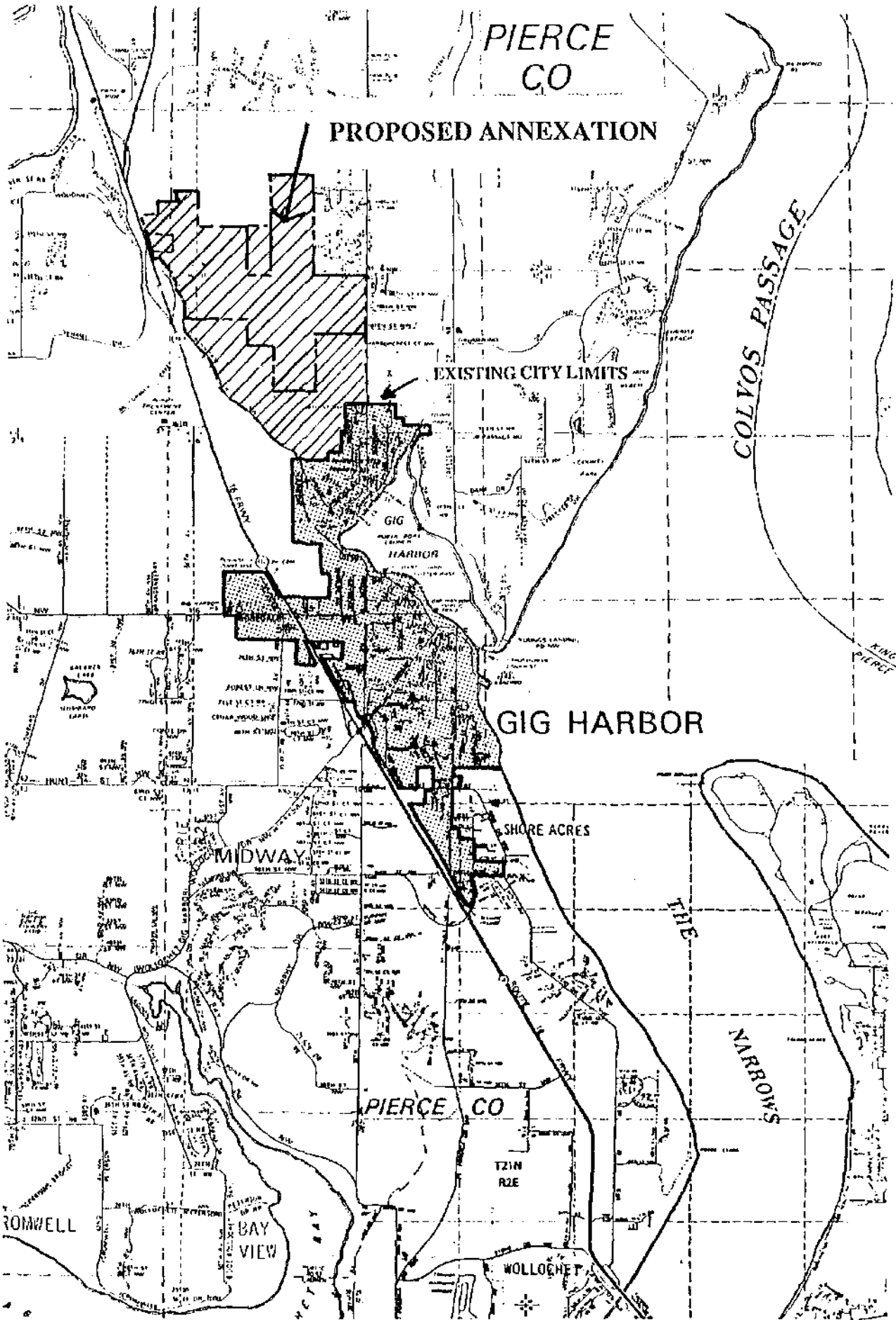
222312000

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222312027

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VICINITY MAP

Waddell Planning Services

RECEIVED

OCT 30 1990

CITY OF GIG HARBOR

October 29, 1990

Honorable Mayor
Members of the City Council
City of Gig Harbor
P.O. Box 145
Gig Harbor, Washington 98335

RE: Request for Utility Extension and Capacity Agreement

Dear Mayor Wilbert and Councilmembers:

As owners of 480 acres commonly known as "Gig Harbor North" we hereby request to enter into an agreement for utility extension and capacity with the City of Gig Harbor for the purpose of providing municipal sewer services to our properties. A map indicating the boundaries of our properties is enclosed. The following information outlines the specifics of our request:

Capacity Allocation:

Thompson Properties Four:	18,000	gallons	per	day
Thomas Tucci:	10,000	"	"	"
Pope Resources:	0	"	"	"
Total:	28,000	gallons	per	day

Commitment Period: Three years

Extension Location: Burnham Drive, north of the Gig Harbor City Limits.

Land Uses: Single Family Residential, Multiple Family Residential, Commercial, Business Park, Schools and other Public or Cultural Facilities.

We understand that various legal documents will be required prior to approval. We are currently drafting the Utility Extension and Capacity Agreement which will address specific conditions and circumstances which may be unique to our request.

We are also studying ownership data in the area and are preparing the preliminary 10% petition required to initiate annexation proceedings.

We look forward to discussing this matter with you and members of the city staff. If we may answer any questions or if you require further information, please do not hesitate to contact Greg Waddell of Waddell Planning Services at 441-3066 or Randy Blair of Wilsey & Ham Pacific at 454-3250.

Sincerely,

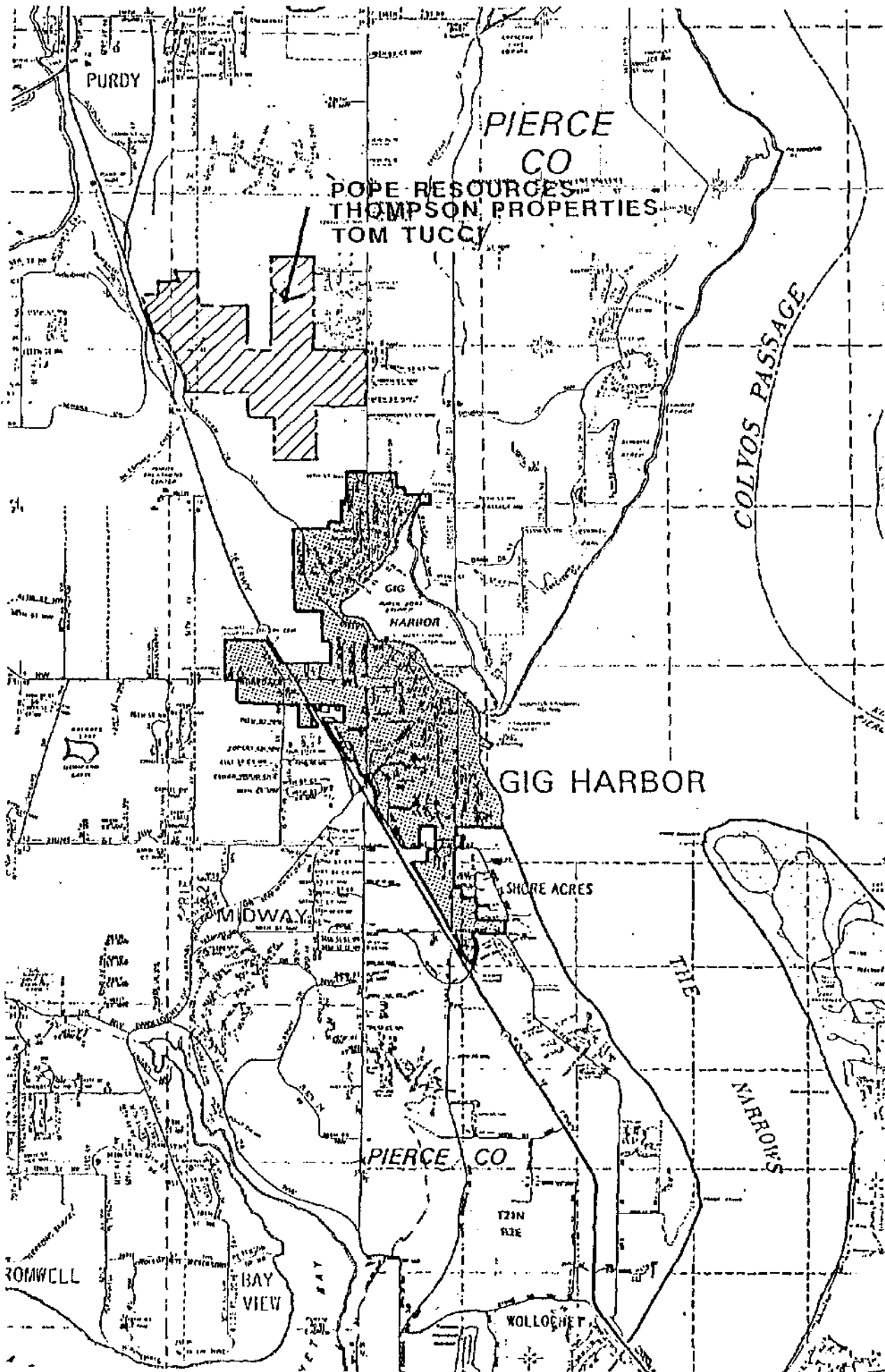
David Cunningham, Pope Resources
Kathy Thompson & Steve Pulliam, Thompson Properties Four
Tom Tucci

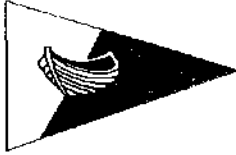
by:

A handwritten signature in black ink, appearing to read "Greg Waddell". The signature is written in a cursive style with a large initial "G".

Greg Waddell
Waddell Planning Services

cc: Michael Wilson, City Administrator





City of Gig Harbor. The "Maritime" City."

3105 JUDSON STREET • P.O. BOX 145

GIG HARBOR, WASHINGTON 98335

(206) 851-8136

TO: Mayor Wilbert and City Council
FROM: Michael R. Wilson, City Administrator *Leita*
SUBJECT: Peninsula School District Sewer Utility Extension
DATE: July 5, 1991




At the city council's meeting on February 25, 1991, the council approved the extension of sewer utility service to the Peninsula School District for the Purdy campus facilities up to 38,000 gpd of capacity. The approval was conditioned upon the school district building a dedicated force main system to serve only the school district's buildings/facilities.

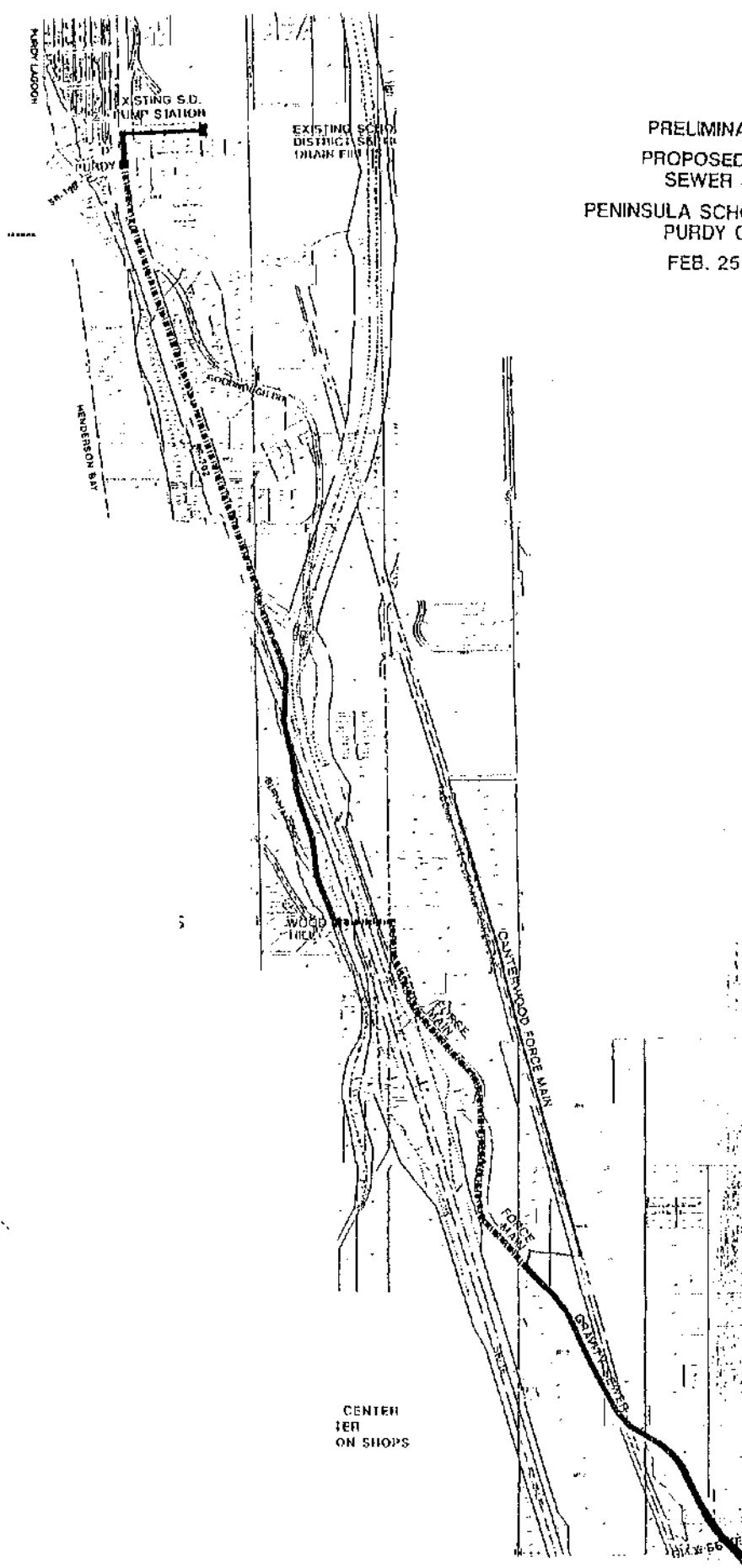
Since February, we have been working with Peninsula School District, Canterwood and the Gig Harbor North area to coordinate the development of a comprehensive, permanent sewer utility system to best serve the needs of these areas. Such a preliminary design and cost-sharing arrangement have been worked out among the property owners and discussed/reviewed by the Gig Harbor Public Works Committee. The plan (see attached) would provide for the development of a permanent system with gravity lines and a pump station to be located on the westside of SR 16, rather than simply a dedicated force main system. Peninsula School District would pay for the construction of this system (which would be dedicated to the city) based upon the condition that they would be able to recover some of the development cost through the execution of a later comer's agreement(s).

If such an arrangement meets with your approval, we would move forward on executing the standard sewer utility agreement. Later (in two months), we would then conduct the normal public hearing process for the development of the late comer's agreement(s) and benefit area(s). Based on the above information, I would recommend approval of the changes to the sewer utility extension agreement.

PRELIMINARY STUDY
PROPOSED SANITARY
SEWER SYSTEM
PENINSULA SCHOOL DISTRICTS
PURDY CAMPUS
FEB. 25, 1991

LEGEND

-  GRAVITY SEWER
-  FORCE MAIN
-  CANTERWOOD
FORCE MAIN



UTILITY EXTENSION AND CAPACITY AGREEMENT

THIS AGREEMENT is entered into on this _____ day of _____, 19____, between the City of Gig Harbor, Washington, hereinafter referred to as "the City" and Peninsula School District hereinafter referred to as "the Owner".

WHEREAS, the Owner is the owner of certain real property located in Pierce County which is legally described as set forth in Exhibit "A" attached hereto and incorporated herein by this reference as though set forth in full, and

WHEREAS, the Owner's property is not currently within the City limits of the City, and

WHEREAS, the Owner desires to connect to the City _____ sewer _____ system, hereinafter referred to as "the utility" and the City is willing to allow connection only upon certain terms and conditions in accord with City Resolutions 164 and 173, as now enacted or hereinafter amended, NOW, THEREFORE,

FOR AND IN CONSIDERATION OF the mutual benefits and conditions hereinafter contained, the parties agree as follows:

1. Warranty of Title. The Owner warrants that he/she is the Owner of the property described in Exhibit "A" and is authorized to enter into this agreement.

2. Extension Authorized. The City hereby authorizes the Owner to extend service to Owner's property from the existing utility line on Burnham Drive (street or right-of-way) at the following location:

3. Costs. Owner will pay all costs of designing, engineering and constructing the extension. All construction shall be done to City standards and according to plans approved by the City's Public Works Director. Any and all costs incurred by the City in reviewing plans and inspecting construction shall be paid for by the Owner.

4. Sewer Capacity Commitment. The City agrees to provide to the Owner sewer utility service and hereby

reserves to the Owner the right to discharge to the City's sewerage system 38,000 gallons per day average flow. It is understood that these capacity rights are allocated only to the Owner's system as herein described. Any addition to this system must first be approved by the City. Capacity rights acquired by the Owner pursuant to this agreement shall not constitute ownership by the Owner of any facilities comprising the City sewerage system. The City agrees to reserve to the Owner this capacity for a period of _____ months ending on _____ provided this agreement is signed and payment for sewer capacity commitment received within 45 days after city council approval of extending sewer capacity to the Owner's property.

5. Commitment Payment. The Owner agrees to pay the City _____ dollars (\$ _____) to reserve sewer capacity for the period of time established above in Section 4 in accordance with the rate structure set forth below:

<u>Commitment period</u>	<u>Percent (%) of Connection Fee</u>
One year	Five percent (5%)
Two years	Ten percent (10%)
Three years	Fifteen percent (15%)

Sewer capacity shall not be committed by the city to an Owner beyond a three year period.

In no event, however, shall the Owner pay the City less than five hundred dollars (\$500) for commitment for sewer reserve capacity. In the event the Owner has not made connection to the City's utility system by the date established in Section 4, such capacity commitment shall be released by the City and the Owner shall forfeit one hundred percent (100%) of this capacity commitment payment to cover the City's administrative and related expenses.

In the event the Pierce County Boundary Review Board should not approve the City extending sewer utility service to the Owner or the Owner's property is annexed to the City prior to the expiration of the commitment period as set forth above, the Owner shall be entitled to a full refund from the City of his/her capacity commitment payment.