

Gig Harbor City Council Meeting

**May 24, 2004
7:00 p.m.**



"THE MARITIME CITY"

**AGENDA FOR
GIG HARBOR CITY COUNCIL MEETING
May 24, 2004 - 7:00 p.m.**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

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

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

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. First Reading of Ordinance – Traffic Impact Fee Update.

STAFF REPORT:

1. Community Development - Fire District No. 5 Interlocal Agreement.
2. Community Development – Building Size Analysis Work-Study Sessions.

PUBLIC COMMENT:

COUNCIL COMMENTS / MAYOR'S REPORT:

ANNOUNCEMENT OF OTHER MEETINGS:

ADJOURN:

GIG HARBOR CITY COUNCIL MEETING OF MAY 10, 2004

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

CALL TO ORDER: 7:03 p.m.

PLEDGE OF ALLEGIANCE:

SWEARING IN CEREMONY: Mayor Wilbert performed the ceremony for Officer Cabacungan. Lt. William Colberg gave a brief background on Officer Cabacungan, who served as an officer in Los Angeles for the two years prior to coming to Gig Harbor.

20-YEAR AWARD CEREMONY: Lt. Colberg gave an overview of Detective Kevin Entze's service history with the City of Gig Harbor Police Department as well as the many community service organizations in which Kevin has participated. Lt. Colberg said that he was proud to present Detective Entze with a 20-year Service Pin in appreciation for his years of service to the city. Detective Entze's wife, Vicki, joined him in the ceremony.

CONSENT AGENDA:

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

1. Approval of the Minutes of City Council Meeting of April 26, 2004.
2. Correspondence / Proclamations: a) Letter from Salvation Army
b) Proclamation - Native Plant Appreciation Week.
c) Letter from Encore!Theater.
3. Agreement with IAC for Funding Assistance – Skansie Brothers Park Property Acquisition.
4. Resolution No. 624 – Authorizing Application to the IAC for Funding Assistance – Skansie Park Property Acquisition Phase II.
5. Rotary Centennial Project.
6. Liquor License Renewals: Harbor Humidor; Puerto Vallarta Restaurant; Round Table Pizza.
7. Approval of Payment of Bills for May 10, 2004:
Checks #43149 through #44094 in the amount of \$233,702.37. Check numbers 43162 through 44000 were destroyed due to change of banks.
8. Approval of Payroll for the month of April:
Checks #3139 through #3180 and direct deposit entries in the amount of \$240,790.04. Payroll check #3153 was voided and replaced with #3158.

Councilmember Dick asked that items number three and four be moved to New Business for further clarification.

MOTION: Move to approve the consent agenda as amended.
Picinich / Dick – unanimously approved.

OLD BUSINESS:

1. **First Reading of Ordinance – Regulating Beekeeping.** Steve Osguthorpe, Planning / Building Manager, explained that after the April 26th Council meeting, staff had been directed to bring back just one ordinance regulating bees under Title 6, and to change the minimum lot size requirements to reflect those in the Pierce County Ordinance. Mr. Osguthorpe gave an overview of the lot size standards modeled after the Pierce County ordinance, explaining that it also includes an exemption from the lot size standards if the lot is adjacent to an open area of at least two acres in size. He recommended further consideration of the open space exemption, as there are a number of very narrow lot configurations that might negate the impact of a large open space. Mr. Osguthorpe recommended that this exemption be eliminated in the proposed ordinance.

Councilmember Young asked if there would be a way to address this concern without eliminating the open space provision. He asked staff to give this further consideration and to come with a recommendation at the next reading.

Councilmember Picinich asked if there was a way to measure compliance with the allowed number of hives. Mr. Osguthorpe said that compliance would rely upon getting the word out and then follow-up on any complaints.

Marilyn Owel – 6844 Mainsail Lane. Ms. Owel said that this ordinance is an important step in addressing this public safety issue. She said that parcel size does not remedy the current problem and recommended that 6.10.040(B) be eliminated along with the paragraph about lot size limitation shall not apply when a parcel is contiguous to an open area. She explained that we are not a rural area, and urban environments pose different challenges. She discussed the language regarding wetlands, stressing that bees need a consistent water source. She said that the real issue is how to provide remedy to someone adjacent to beehives and what can be done when the bees swarm. Providing remedy through nuisance abatement is a good solution.

Councilmember Ekberg asked what would be an appropriate way to limit the number of hives if parcel size is eliminated. Ms. Owel explained that you would rely on the goodwill of the beekeeper to act in a competent manner. She said that parcel size shouldn't matter if you have adequate remedy provided to abate a public nuisance when someone isn't properly keeping bees.

Councilmember Franich asked if Ms. Owel didn't think that hive limits make more sense to avoid overcrowding. She replied that a competent beekeeper would not raise bees in a crowded area, adding that the swarms that her friends have experienced was much larger than the typical swarm, and posed a genuine hazard. She said that it has not happened since, adding that she hopes that lessons have been learned. Councilmember Franich said he had not heard information stating that the quantity of bees on a property has anything to do with the potential for agitation. Ms. Owel said that

the limitations proposed in the ordinance would not have solved the problem at that time.

Howard Bowles – 3612 44th St. Ct. Mr. Bowles thanked Council for amending the ordinance, but mentioned that there were a few phrases that were overly broad. He asked that in Section 6.10.070 (B), the word “honey” be inserted in front of “bee sting” and to strike “higher than normal death threatening or hospitalization event” and replace it with “certain or near-certain life-threatening systemic reaction” to reflect the correct medical terminology. He continued to recommend that the word “staff” be changed to “city attorney” in paragraph “C” of the same section due to the perceived predisposition of staff to eliminate bees in the city limits. Further on in paragraph ‘C’, he recommended removing the word “perceived” from the last sentence, as it is a very objective term.

Mr. Bowles said that he wanted to make sure that he has a fair understanding of the complaint process. He said that if an individual has a problem with honeybees, they would have to make a formal complaint to the city; the City Council would then hold a public hearing to address the complaint. If it is a nuisance complaint, there has to be a substantiated case. If it involves an allergy, there has to be a doctor’s statement to the effect that the person has a life-threatening, systemic reaction if stung by a honeybee. Each party has an opportunity to speak at the hearing, and then Council would make a decision within 30 days. Staff agreed that it was a fair assessment of the process.

Steve Osguthorpe said that a reference to a RCW in the ordinance needed to be corrected to read RCW 15.60.021 rather than RCW 15.60.140.

Dave Ewert – 3614 44th St. NW. Mr. Ewert commented on the amendments to include open space and wetlands in the calculation of allowable area for the number of hives. He asked Council not to adopt the ordinance with these changes. He then requested a more clear definition of what would be considered an “open space” if this language were to remain. He said that he wasn’t too concerned about bees next to his house because of the provision for a public hearing in the case of a complaint, as he knows that he could produce the life-threatening evidence for himself. He said that his concern is for others, because 5% of the people in the U.S. are allergic to insect stings. He urged Council to adopt the ordinance, but without the open space allowance that had been added.

Midi Ewert – 3614 44th St. NW. Ms. Ewert reviewed the testimony given at the meeting of April 26th for those who may not have attended. She explained her concerns for the requirement of a consistent water supply for beekeeping, explaining that in the past five years, the pond adjacent to her neighbor’s property goes dry each summer. She said that last year, her garden had a bumper crop of vegetables; so there are plenty of bees. She said that the Department of Health website claims that the greatest danger from a wild creature in the state is insect stings due to allergic reactions. Ms. Ewert concluded by stressing that bees need to be in the county or on large acreage.

Roland Morford – 1009 38th St. NW. Mr. Morford attempted to clarify some misconception about swarms. He explained that swarming is a form of reproduction and when swarming, bees do not sting. He described what happens during a swarm, explaining that no one knows what triggers a swarm.

Robert Stump – 5417 99th Ave. NW. Mr. Stump thanked Council for the improvements to the ordinance. Mr. Stump stressed that most stings are from wasps and hornets and to be stung by a honeybee, you practically have to step on the hive. He added information to the testimony on swarming. He explained that he was the person who came to collect the bee swarm at Harbor Inn and no body was stung. When bees swarm they are looking for a new home and are not interested in harming people.

Bob Thorpe – 8820 Goodman Drive NW. Mr. Thorpe told a story of how his 3-year old son was stung multiple times while visiting the home of their friends who happened to keep bees. He explained that no one knows what triggered the attack, but that his son had been stung over 21 times and became very ill. He added that he is glad to see Council addressing this issue to prevent what could become a tragedy.

Jerry Omenda – 7828 Ray Nash. Mr. Omenda explained that he has been a commercial beekeeper for over 25 years, and has approximately 150 hives distributed throughout Gig Harbor. Mr. Omenda voiced concern with the ordinance and how it may affect him as the population expands. He addressed what he termed "many misconceptions", which he attributed to the lack of education. He asked Council to take into account the credibility of those testifying when a decision is made.

Councilmember Dick assured him that the ordinance does not seek to eliminate beekeeping, but to deal with problems that might arise. He asked Mr. Omenda what portion of the ordinance might be a problem. Mr. Omenda said that the language on page four, 6.10.050 (A), where it refers to "colonies of bees which are defensive" is scary because he doesn't know what it means. He said that anything is defensive if it is being threatened, and recommended that this language be reworded.

Councilmember Dick asked if the word "offensive" would be an improvement. Mr. Omenda said that the only bees that would attack without being provoked would be the Africanized Honey Bees. He said that the paragraph is vague because there is no way to prove that the bees are or are not defensive or acting in an objectionable manner. He added that he doesn't want to minimize a person's allergic reaction to bees, and he agreed that a person could be a poor manager of anything. He said that he would like to read the ordinance more thoroughly before offering any more suggestions.

John Vodopich asked Council for direction before this returns at the second reading. Councilmember Dick recommended eliminating 6.10.040 (B) # 2, which refers to open areas, as it is not necessary for the ordinance to be successful. He said that he would even be interested in considering the suggestion to eliminate the entire section (B) with regards to parcel size limitation.

Councilmember Dick then addressed the comments by Mr. Omenda regarding the word "defensive", adding that he thought it may be a typo and the intended word was "offensive." He said the "objectionable behavior" reference was also vague. The final comment was in regards to the comment by Mr. Bowles about 6.10.070 (C). Councilmember Dick said that he also has a problem with the use of the word "perceived" and the ordinance would be better without the reference to a "perceived menace."

Councilmember Picinich said that he would like to insert the word "honey" to beestings in 6.10.050, and to add "bumblebees" to Section D after the word "wasp."

Councilmember Franich agreed with the amendments to add the word "honey" to beestings and the vagueness of the word "perceived." He said that he would have to give further consideration to the recommendation to amend 6.10.050 (A) and whether the word "defensive" or "offensive" should be used. Under 6.10.070 (C), he agreed with the amendment from "staff" to "attorney" to draft the written decision.

Councilmember Young said that this would be inconsistent with the way other nuisance complaints are handled. Carol Morris clarified that for other hearings, Council asks staff to write the findings and conclusions, with the assistance of the City Attorney.

Councilmember Franich continued to discuss 6.10.070 (B), adding that he would also like to think about the recommendation by Mr. Bowles to amend the language to "certain or near-certain systemic reaction."

Steve Osguthorpe described how the draft ordinances have evolved. He explained that the one-acre requirement came from the Planning Commission meetings as an alternative to banning beekeeping; the nuisance ordinance was drafted to address the complaint process and the ability to prohibit beekeeping; and lot size requirements came from the Pierce County model. He said that staff could find no science to substantiate the lot size limitations in the Pierce County ordinance. He voiced concern for where the ordinance was headed if the lot size limitations were removed. He suggested an attempt to incorporate the public comments and bring back another ordinance that would be agreeable to all parties. This may require an additional meeting.

2. First Reading of Ordinance - Redefining Allowable Siding Materials. John Vodopich, Community Development Director, said that the ordinance has been amended to reflect changes recommended at the April 12th meeting to incorporate the recommendations from the Planning Commission. These amendments were to delete language pertaining to prohibited siding materials and to incorporate the list of prohibited materials into the list of allowable accent siding materials.

Chuck Hunter – 8829 Franklin Street. Mr. Hunter, a member of the Design Review Board, asked Council to table this ordinance until the updates to the Design Review Manual update is completed. He explained that the Board is working on a section for

the manual to address logical places that would allow some materials, such as concrete tilt-up or all metal buildings to be used.

Councilmember Ekberg asked when the updates to the manual could be expected. Mr. Hunter responded that he did not know, and would be happy to discuss the issues with completion of the updates at a later time.

Lita Dawn Stanton – 111 Raft Island. Ms. Stanton echoed Mr. Hunter's comments and also asked Council to postpone a decision until the Design Manual update could be completed. She said if Council decides to move ahead, she would like clarification on the current language and whether the DRB would be allowed to comment on metal siding or concrete tilt-up if it did not resemble wood. Mr. Osguthorpe responded to her question. She then urged Council to not accept the ordinance as written, as there are applications in which these types of materials may be appropriate.

Wade Perrow – 9119 North Harborview Drive. Mr. Perrow referenced the minutes of the March 18th Planning Commission meeting which reflect the concern voiced by two members of the Design Review Board. The ordinance would not allow a developer to bring in a proposal to use metal siding or concrete if it does not look like wood or masonry, and the DRB would be powerless to make a determination. Mr. Perrow asked that this be tabled until the entire Design Manual is updated. He added that the design guidelines need to be clear, and should address the requirement of the Comprehensive Plan to have an employment based district. Mr. Perrow asked for clarification of the minutes in which Mr. Osguthorpe stated that this material restriction would only apply to prominent facades visible from a public way.

Mr. Osguthorpe responded that Mr. Perrow is correct; the minutes do say public way. He explained that a prominent façade is one that is visible to any public right of way or from the road providing primary access. It would not pertain to every façade visible from the road, but the one facing the private road providing primary access or the façade visible from any public road. He said that there is an error in the minutes.

Councilmember Young said that he is pleased that they are considering an employment district. He agreed that action should be postponed on this ordinance until completion of the updates to the manual.

MOTION: Move to postpone action on this ordinance until that portion of the Design Manual update is completed.
Young / Ekberg – unanimously approved.

3. Second Reading of Ordinance – Building Size Analysis. Mr. Vodopich explained that this ordinance only addresses the increase of the building size limitations in the B-2 zones, the Olympic Village activity center, and the Westside B-2 area from 35,000 s.f. to 65,000 s.f. It also deletes the PUD bonus provision only in the Westside and Olympic Village areas. He recommended a series of five worksessions for Council to work through the various other building size issues to begin on June 1st.

Walt Smith – 11302 Burnham Drive. Mr. Smith supported the recommended increase from 35,000 s.f. to 65,000 s.f. for all the B-2 zones within the urban growth area, excluding downtown Gig Harbor. He said that due to increased costs and regulations, the only avenue left is an increase in building size limits, adding that for a retail center to be successful, it must have a major tenant. Mr. Smith stressed that the Design Manual will give adequate control and protection. He said that the success of the city has been due to the planning for financial opportunity, and urged working in cooperation for planning for the future. He said that he saluted the courage of the city manager for bringing forward a conceptual plan for a town center as a vision for the future, and encouraged further dialog.

Dave Morris – 6018 106th Ave NW. Mr. Morris spoke in support of the increase in the B-2 zones, asking Council not to forget the other B-2 zones outside city limits governed by those zoning designations.

Jim Pasin – 3208 50th St. Ct. Mr. Pasin recommended inclusion of the PUD allowance in the Westside and Olympic Village areas. He said that it would be fair not to exceed 75,000 s.f. This would allow flexibility with use of the property and reward amenities. He continued to say that he would also like a provision for existing buildings that might be over the 65,000 s.f. limit. If destroyed, they should be allowed to rebuild at their existing size.

Carmella Micheli – 10429 Sunrise Beach Drive. Ms. Micheli spoke in favor of keeping the 35,000 s.f. limit. She said the limits have been effective to ensure that no "big-box" retailer would attempt to build. She stressed that bigger is not better, and one way to stop this is to limit the size. She said that more important than size is the purpose, use, and look of the buildings allowed and perhaps a 65,000 s.f. building would better serve the city if architecturally acceptable, and the use did not create a traffic impact. She talked about traffic congestion during the hours of 6 a.m. and 11 a.m. on Point Fosdick, and on Soundview near Olympic Village.

Carl Halsan – PO Box 1447. Mr. Halsan echoed the comments made by Mr. Morris and Mr. Smith in regards to the Urban Growth Area. He said that construction would have to meet city standards even though outside city limits, and urged Council to amend the language to include the building size increase in all B-2 zones except downtown.

Randy Boss – 3206 50th St. Ct. Mr. Boss supported the increase in building size from 35,000 s.f. to 65,000 s.f. He said that it is his job to place retail, and the 35,000 s.f. limit has made it difficult to place them in this market. With the new bridge, he said that Council should provide shopping opportunities in this community, naming several national chains that desire to be in this market area. He then urged Council to amend the ordinance to exclude the exception to the PUD process in the Olympic Village and Westside areas.

Marty Ball – 8304 86th Ave. / business: 5790 Soundview Drive. Mr. Ball explained that he is the owner of the BDR Building and a 4th generation Finholm. Mr. Ball spoke in support of the energy being spent on the downtown area and the vision proposed by Mark Hoppen, stressing that the downtown is the most attractive, sensitive part of the community. Using Whistler as an example, he said that he hopes Gig Harbor can grow and still deal with the necessary amenities such as parking. He stressed that he is very interested in the past history as well as the future of Gig Harbor. He echoed the comments by architect David Bowe that if you rely solely on size you will get structures that are not appealing. The focus should be on restrictions based on amenities and diversity of use. He concluded with a story of driving his grandfather around just to "see how Gig Harbor has changed."

Councilmember Franich responded that the size of buildings does matter and influences what happens around a community in general. He said that there was a whole room full of people last week that like the character of the Gig Harbor downtown.

Mr. Ball said that a way to address this is the segregation of the zones. The area with the most opportunity is the area from Pioneer to Soundview and across the street at the Uddenberg property, which could have underground parking to free up the area down below to become a city park. He stressed that he is not in support of 100,000 s.f. buildings there, but he didn't want to see it too restricted. He agreed that further on toward Stinson, the old town character can be retained.

Lois Hartwig – 3423 47th St. Ct. Ms. Hartwig urged Council to consider what an increase in building size will do to the traffic on the Westside and what can be done to mitigate the impact that the increase in size will bring. She spoke in favor of protecting the downtown Gig Harbor, adding that the Westside is worthy of the same protection.

Jack Bujacich – 3607 Ross Avenue. Mr. Bujacich agreed with the building size increase to 65,000 s.f., adding he hopes that with the exclusion of the PUD process in the Olympic Village and Westside areas, that it didn't eliminate the possibility of building a hospital. He then addressed the comments by Mr. Ball about Whistler, saying that this area was built brand new, not from an existing, quaint, residential community. He said that he would like to see a moratorium on construction in the basin area until the meetings are concluded. He added that he hopes that the people attend those meetings and let their intentions be known.

Steve Derepy – 9221 Peacock Hill Ave. Mr. Derepy moved here nine months ago from a community overrun with corporate giants without any planning. These store sucked everything from the community and put nothing back. He urged Council to keep the 35,000 s.f. building size to keep the character.

Hal Limoler – 10409 Sunrise Beach NE. Mr. Limoler said he has owned his cabin property since 1984. He said that he liked the old Whistler, which was grand. The new Whistler has become overcrowded. He continued to explain that he has disagreed with some of the decisions made by this Council in regards to Gig Harbor, but he hasn't

known the basics. He said he planned on becoming an advocate to keep Gig Harbor the way it was when he bought his property. He described West Seattle, a thriving community with no big box stores. He then talked Federal Way and how it has changed to a jungle over the years due to uncontrolled growth, warning that this is what could happen here. He said that he would like his children to remember Gig Harbor in its present form, adding that he is against having the larger box stores.

Linda Gair – 9301 No. Harborview Dr. / business – 7811 Pioneer Way. Ms. Gair agreed with a moratorium on the downtown until the issue can be resolved. She said that several people just attended a conference on downtown revitalization. One of the things that came from that is that Gig Harbor needs to be a “cool” community. This will be the focus of the discussion in the weeks to come, but the opportunity is here now to develop a vision with the downtown property owners, the business owners and the residents. She stressed that Gig Harbor has to have the quality of life required to bring people here. She then suggested that the Westside owners get together to come up with a vision for that area.

Wade Perrow – 9119 No. Harborview Drive. Mr. Perrow asked for clarification of the definition of maximum gross floor area.

Councilmember Young responded that it is not the footprint, but the total square footage.

Mr. Perrow said that 65,000 s.f. limit wouldn't allow a school, or a medical center and many buildings far exceed this limit with multiple floors that wouldn't create a footprint challenge. All buildings have go through the SEPA checklist to address traffic, stormwater runoff and other issues. He said that he agreed with the comment from Councilmember Ruffo that he didn't know how we arrived at this point, and asked that Council look at the limitation from the perspective of multiple stories.

John Kvinsland – 14022 Powell Road. Dr. Kvinsland said that as a member of the Westside community, he is in favor of the increase to 65,000 s.f. and the vision brought forward by Mark Hoppen, which he described as “way past due.” He said that several years ago, he wondered why an annexation effort was rejected, as he thought the city would welcome the tax revenue. He described his visit to Newport, Rhode Island, and recommended modeling this place when developing a vision for Gig Harbor.

John Vodopich presented the proposed schedule for the building size worksessions:

- Session 1 - All zones that currently do not have building size limits.
- Session 2 - Downtown Business District.
- Session 3 - Waterfront Zones.
- Session 4 - All zones within the basin.
- Session 5 - All zones that currently have limits, included the B-2 in the UGA.

Councilmember Young said that the B-2 zones outside the city limits have never been discussed, which may be an oversight. He said that the B-2 zone in the Purdy area is

more in character with the Westside, but agreed that it may be more appropriate to separate these zones. He addressed comments from Carmella Kelly, explaining that each project has to submit traffic concurrency information, and improvements made to ensure traffic flows. He continued to explain that on the Westside, the commercial areas did not create the traffic problems. The congestion has occurred because of the population increase outside city limits that travel through town.

Councilmember Young said that the existing buildings on the Westside are more in line with the proposed increase to 65,000 s.f. He said that the city does not want to discouraging redevelopment of property, but does want to retain the scale. He explained that the 35,000 s.f. limit was put in place as the only recourse available to limit what buildings look like. This was implemented with the idea that after the Design Review Guidelines were adopted, the size limits would revert back. This was never done, and we are now working toward a solution.

MOTION: Move to adopt Ordinance No. 959 as written.
Ekberg / Young -

Councilmember Franich said that no one could know what might have been built in Olympic Village if the 35,000 s.f. was in place at the time it was redeveloped. He said that the comment that the increase in population has caused the congestion on the Westside is a one-sided view. He stressed that the people coming in and out of the commercial developments do contribute to the gridlock.

Councilmember Franich continued to say that he agreed that the existing businesses should be allowed to rebuild to the existing size. He said that Safeway and QFC have both gone through a major remodel, which is a positive thing. He said that the size of the building does affect the character of the community, but that he is in support of the 65,000 s.f. limit.

Councilmember Picinich asked for clarification on whether this would prevent a hospital from being built on the Westside. Mark Hoppen explained that this only applies to commercial, and Franciscan Health Services is a non-profit organization and therefore, would not be affected.

MOTION: Call for the question.
Picinich - Five voted in favor. Councilmember Young voted no. The question came forward for vote.

MOTION: Move to adopt Ordinance No. 959 as written.
Ekberg / Young – unanimously approved.

The Mayor called for a brief recess at 9:35 p.m. The meeting reconvened at 9:42 p.m. Councilmembers Picinich and Franich left the meeting during this break.

NEW BUSINESS:

1. Contract for Chief of Police. Mark Hoppen, City Administrator, presented the employment contract for the hiring of Michael Davis, who will join the City on June 1st. Mr. Hoppen explained that one change had been made to the agreement in the packet at the recommendation of the city's personnel attorney, Scott Snyder. He explained that Mike Davis has passed all his pre-employment background and psychological checks and recommended approval of the contract.

MOTION: Move to authorize the Mayor to sign the employment agreement for Chief of Police with the amendment to Section 7-A.
Dick / Conan - unanimously approved.

2. Agreement with IAC for Funding Assistance – Skansie Brothers Park Property Acquisition. Councilmember Dick asked for clarification in regards to using the grant funds retroactivity for the purchase of the Skansie Park Property. Mark Hoppen discovered that the necessary language that addressed this concern was located in paragraph (l) on the second page of the agreement.

MOTION: Move to authorize the Mayor to sign the Agreement with IAC for Funding Assistance for the Skansie Brothers Park Property Acquisition.
Dick / Young – unanimously approved.

3. Resolution No. 624 – Authorizing Application to the IAC for Funding Assistance – Skansie Park Property Acquisition Phase II.

MOTION: Move to adopt Resolution No. 624 as presented.
Young / Ekberg – unanimously approved.

STAFF REPORTS: None.

PUBLIC COMMENT:

Jim Pasin 2710 39th St. Ct. – Mr. Pasin said that the city has spent a great deal of money on the center divider on Point Fosdick, which now has weeds growing in it. He asked that the Public Works Department tend to these center flower beds on a regular basis. He said that his concern is that the city has beautification projects, but if you don't keep them maintained, the end result is worse than without the improvements.

Councilmember Ekberg explained that this is traditionally done by the summer hires. Mark Hoppen added that by the weekend of the Maritime Gig, the whole city will be in "ship-shape" condition. He continued to explain that the amount of weeding at the Civic Center has become a monumental task, and that a new Community Service program is being developed to help deal with this. He agreed that this is a city-wide problem that

needs to be evaluated in order to deal with weeds effectively and to prevent this from occurring in the future.

Councilmembers agreed that with the increase in median improvements, park property and the added grounds at the Civic Center, it has become a problem of lack of staff to perform the duties. Mr. Hoppen said that the routines would be evaluated before a request at budget time for increased staffing. Councilmember Ekberg suggested contracting for services until the staff could be added.

Mr. Pasin continued to discuss his concern with the increase in traffic that is taking a shortcut through Fairway Estates since 36th Street has opened to the freeway. He stressed that the city cannot wait another 2-3 years for a roundabout at the Pt. Fosdick and 36th intersection. He said that there needs to be a signal and a left turn lane at that intersection now to address the safety issues.

Mark Hoppen explained that the problem is not the altered traffic pattern on Pt. Fosdick, but the backup all along Highway 16. DOT is evaluating the extension of the merging lane off 36th, and have already adjusted the frequency of the traffic light on 22nd. The city is planning turning pockets this summer as a temporary measure until the roundabout can be constructed. He said that Lighthouse Christian School is going to change their entrance to further down Pt. Fosdick.

Councilmember Dick stressed that a traffic light would not ease the congestion in the morning because it's backed up clear to the freeway. Unless DOT does something on the highway, any improvements that the city makes won't help.

Mr. Hoppen said that DOT is reevaluating an option to open an access on Stone Road past the toll lanes for transponder units. He said that the preliminary improvements to the intersection at Pt. Fosdick and 36th will be done this summer. Councilmembers added that the roundabout is to be constructed in the next construction season and that there is a long lead time to order and install traffic lights.

Jim Pasin voiced another concern that contractors are asked to follow the Design Review manual, but when the city constructs a project, they don't follow the same requirements. He asked Council to take this into consideration during the updates to the manual.

COUNCIL COMMENTS / MAYOR'S REPORT:

Tacoma City Council Meeting. Mayor Wilbert reported that she had a water-taxi survey on the city website and sent the information to all the newspapers in the South Puget Sound and took the message to the Tacoma City Council meeting last Tuesday to put landings on the Thea Foss Waterway. She continues to work with the Discovery Institute to develop a public-private partnership for a water-taxi on Puget Sound.

ANNOUNCEMENT OF OTHER MEETINGS:

John Vodopich said that he would revise the proposed schedule for worksessions to discuss building size issues to allow for proper public notice. The meetings would be held every other week at 6:00 p.m. in the Civic Center Community Rooms. The first meeting is scheduled for June 1st.

MOTION: Move to adjourn at 10:07 p.m.
Ekberg / Conan - unanimously approved.

CD recorder utilized:
Disc #1 Tracks 1 – 14.
Disc #2 Tracks 1 – 21.
Disc #3 Tracks 1 – 3.

Gretchen Wilbert, Mayor

Molly Towslee, City Clerk

May 6, 2004

RECEIVED
MAY 10 2004
BY _____

Gretchen Wilbert, Mayor
Gig Harbor City Council
3105 Judson Street
Gig Harbor, WA 98335

Dear Mayor Wilbert:

This is to inform you that Dave Enslow was elected to the Board of Pierce Transit, representing the fourteen small cities and towns within the Pierce Transit boundary.

The tabulation of ballots was as follows:

Dave Enslow	5
Stanley Holland	1
Barry Johnson	4
Neil Johnson	1

Your timely cooperation in this election process has been greatly appreciated.

Sincerely,



Sandy Byers
Clerk of the Board

cc: Board of Commissioners
Don S. Monroe, Chief Executive Officer
Gig Harbor City Clerk



May 24, 2004

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

Re: Traffic Impact Fees

Honorable City Council:

I had hoped to attend tonight's hearing but have an existing conflict that cannot be accommodated. Please accept my apologies and this letter as an invitation to additional dialogue.

Several years ago, members of the Gig Harbor business community and you conducted a lengthy series of workshops regarding the implementation of Traffic Impact Fees. The business community, by and large, did not oppose the idea of the fees, but wished for the rates to be reasonable. Both sides expended considerable energy and resources arriving at a mutually agreeable rationing of the financial burden for new transportation facilities.

It is our understanding that tonight you are considering a doubling of the current fees. My request to you is to give respect to the past work on this issue and conduct at least one well-advertised workshop with the business community prior to making a decision on the issue.

If you were considering a smaller increase (say 10% or an inflation adjustment), I would not consider a workshop to be warranted. However, given the magnitude of adjustment, I implore you pause and gain additional input from those that will be shouldering much of the burden.

Thank you for consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Jon Rose".

Jon Rose
President



— Olympic Property Group —

19245 Tenth Avenue Northeast, Poulsbo, WA 98370-7456
(360) 697-6626 • Seattle: (206) 292-0517 • Fax: (360) 697-1156



Buyer Dock
3625 HUD am

9
3607 Ross

PROCLAMATION OF THE MAYOR OF THE CITY OF GIG HARBOR

WHEREAS, While World War II was still being fought, the Department of Labor estimated that over 15 million men and women who had been serving in the armed services would soon be unemployed as the war was coming to an end; and

WHEREAS, President Roosevelt put among his highest priorities the plight of millions of Veterans that would be returning home from the war. One of his initiatives was to bring the veterans back into the mainstream of the labor market, by implementing the "Servicemen's Readjustment Act of 1944" that included the establishment of the "Local Veterans Employment Representative (LVER) Program", enacted June 22, 1944, to help returning Veterans with counseling, training and employment services to return to work; and

WHEREAS, The bill was pushed by American Legion and other Veteran Organizations and unanimously passed by both chambers of Congress and President Franklin D. Roosevelt signed into law on June 22, 1944, just days after the D-day invasion of Normandy, marking the entry of the United States on the world stage for employment and vocational services for veterans upon completion of military service; and

WHEREAS, The LVER Program was such a huge success in helping World War II Veterans secure employment, training and education that it has become an intricate part of employment services across the country and has evolved over the past sixty years with the major task of helping veterans to secure employment and return to normal lives as they returned from other conflicts like Korea, Vietnam and Desert Storm; and

WHEREAS, 2004 marks the 60th Anniversary of the LVER Program, a program that has touched the lives of millions of veterans and has helped to improve the quality of life for veterans and their families by working with Veteran Organizations, Veteran Service Providers and community leaders to secure veteran benefits, training and employment for veterans, saving the taxpayers millions of dollars and making it one of the most successful programs for veterans and their families.

NOW, THEREFORE, I, Gretchen A. Wilbert, Mayor of Gig Harbor, do hereby proclaim June 2004 as

60th Anniversary Local Veterans Employment Representative Program

and encourage our community, the military and veteran service providers, to join me in recognizing the 60th Anniversary of the LVER Program. **In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Gig Harbor to be affixed this 24th of May, 2004.**

Gretchen A. Wilbert, Mayor

Date



STATE OF WASHINGTON
EMPLOYMENT SECURITY DEPARTMENT

RECEIVED
MAY - 5 2004
CITY OF GIG HARBOR

April 29, 2004

Office of the Mayor
Mayor Gretchen Wilbert
ATTN: Proclamation Dept
3510 Grandview St
Gig Harbor, WA 98335

Thank you for taking time out from your busy schedule to respond to our request for Proclaiming June 2004 as the 60th Anniversary of The Local Veterans Employment Representative program (LVER).

In 1944, as the war was coming to an end in Europe it became apparent that over 15 million men and women would soon be coming home to start their lives over. With great expectations of a better future, President Roosevelt urged Congress to pass the Serviceman's Readjustment Act of 1944 (The G.I. Bill). The bill included the hiring of Wartime Veterans to work as Local Veteran Employment Representatives in employment offices across the country, to help Veterans to secure jobs, counseling and training. This program was also there after Korea, Viet Nam and the Down-Sizing of Desert Storm and it will be there when our Men and Women return from this war.

60 years ago on June 22, 1944, President Roosevelt signed this program into law, which is why we want to celebrate the 60th Anniversary of the LVER. We want to recognize a program that has saved the taxpayers millions of dollars and has helped to improve the quality of life for Veterans, their families and their communities across the country.

The information has gone out to our local, state and national supporters that are working to make this event a success across the country. We want to make sure that no one is left out. If the Mayor wishes to sign a proclamation, would you please send us a copy? If someone else has already asked for one, can you please send us a copy? We want to keep a record of who signed or supported this event.

We have attached a sample Proclamation for you to modify as necessary to support this historic event.

If you have any questions please call me at 253-593-7361 or e-mail - scantu@esd.wa.gov
Sincerely,

Sal Cantu, National Coordinator
60th Anniversary LVER
Tacoma Job Service Center
1313 Tacoma Ave so
Tacoma, Washington 98402



Dear Veteran Employment Representative,

On June 22, In 1944, the legislation of the day was the Servicemen's Readjustment Act. (The GI Bill.) The issue of substance was the economic well being of veterans returning from war and key to the success of those efforts was the establishment of the Veteran Employment Representative.

This coming year will mark the 60th anniversary of personal employment assistance for our Nation's Veterans. Let us celebrate that by letting the employers and stakeholders of this nation know the value of our veteran workforce.

I want to commend you for how you have stood strong in difficult times and continue to focus on improving services, on being more effective, and on putting more veterans back to work.

Supporting your efforts is an important mission of my office and one of the ways we do that is by providing subscriptions of *GI Jobs* as a resource for you and the Veterans you serve.

For 60 years men and women like you have opened doors of employment for veterans with local employers.

For 60 years no veteran has ever needed to wade through the employment process alone.

For 60 years, men and women like you have strengthened American industry by placing qualified veterans in jobs.

You hold high the lamp of opportunity for our own, and I encourage you to resolve again today to be advocates in your offices and with community groups and local employers **because your voice may be the only one between a veteran succeeding and a nation failing.**

May God bless you, and may God bless America.

A handwritten signature in black ink, appearing to read "Frederico Juarez Jr.", written over a white background.

Frederico Juarez Jr.
Assistant Secretary
Veterans' Employment and Training Service
U.S. Department of Labor



STATE OF WASHINGTON
DEPARTMENT OF VETERANS AFFAIRS

1011 Plum St. 2nd Floor • P.O. Box 41150 • Olympia, Washington 98504-1150 • (360) 753-5586

March 5, 2004

Sal Cantu, LVER
WorkSource Pierce County
1305 Tacoma Ave So, Suite 201
Tacoma, Washington 98402

Dear Sal:

Sal

I understand that you are working on a project to recognize June 2004 as the 60th Anniversary of the Local Veterans Employment Representative (LVER) program. This program was part of the Serviceman's Readjustment Act of 1944, signed into law by President Franklin D. Roosevelt on June 22, 1944. It aided in the placement of LVERs in employment offices across the country to help returning World War II Veterans secure jobs and return to normal lives.

For 60 years, with the support and help of Veteran Organizations and Community Leaders, the LVER program has been instrumental in helping hundreds of thousands of veterans to secure jobs, training, education and veteran benefits, saving tax payers millions of dollars. It has helped improve the quality of life for Veterans and their Families across the country.

The Washington State Department of Veterans Affairs is always ready to support projects that benefit our veterans and their families in Washington State. I wish you well on the success of this noteworthy event; please contact me if we can be of any assistance.

Sincerely,

John King

John M. King
Director

We are PROUD of you all!



COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
SUBJECT: COMMUNITY DEVELOPMENT DIRECTOR
ADOPTION OF A NEW STREET NAME- EMERALD LANE
DATE: MAY 24, 2004

INFORMATION/BACKGROUND

The City has received a request for the naming of a private lane in the Autumn Crest Development between McDonald Avenue and Soundview Drive. Notification of the proposed street name was sent to city, county and public agencies for comment on April 8, 2004. No comments have been received to date.

Mr. Paul Cyr, on behalf of the property owner Mr. Paulson, has made the request that the new lane, developed by Mr. Paulson as a result of his development, be named "Emerald Lane".

POLICY

The new street is located in the "Historical Name Area" and Mr. Cyr has submitted a name from the Historic Names List.

FISCAL IMPACTS

None

RECOMMENDATION

Staff recommends approval of the street name as requested by Mr. Cyr.



COMMUNITY DEVELOPMENT DEPARTMENT

FROM: CITY OF GIG HARBOR BUILDING OFFICIAL/FIRE MARSHAL

REQUEST FOR COMMENTS

ADDRESS/STREET NAME ADDITIONS OR CHANGES

Owner/Project Name.....**Autumn Crest**

Present Address/Street Name..... **None**

New Address/Street Name...**Emerald Lane**

Please see attached materials.

Copy of memo sent to:

Date: **April 8, 2004**

- Planning/Building.....City Hall
- Gig Harbor Police.....City Hall
- Public Works.....City Hall
- Water & Sewer.....City Hall
- Pierce Co. Assessor.....2401 S. 35th St. Tacoma 98409
- Fire Prevention.....6711 Kimball Drive, Gig Harbor
- Post Office.....Gig Harbor
- Peninsula Light.....PO Box 78
- 911 Emergency Staff.....8102 Skansie Ave, Gig Harbor
- Cable TV Puget Sound.....2316 S. State St. Tacoma 98405
- 911 C0. Office.....Rm B-33 Co/City Bldg., 930 Tacoma Ave.
- Puget Sound Energy.....PO Box 11066, Tacoma 98411

This is A **REQUEST FOR COMMENTS ONLY**- Should you have any questions, please contact Patty McGallian, Community Development Assistant, City of Gig Harbor- 253-851-6170. 3510 Grandview St., Gig Harbor WA 98335. Or fax comments to 253-858-6408. Please return any comments by April 26, 2004.

Gig Harbor

CITY OF GIG HARBOR ADDRESSING GRID MAP

See City Addressing Maps for more details

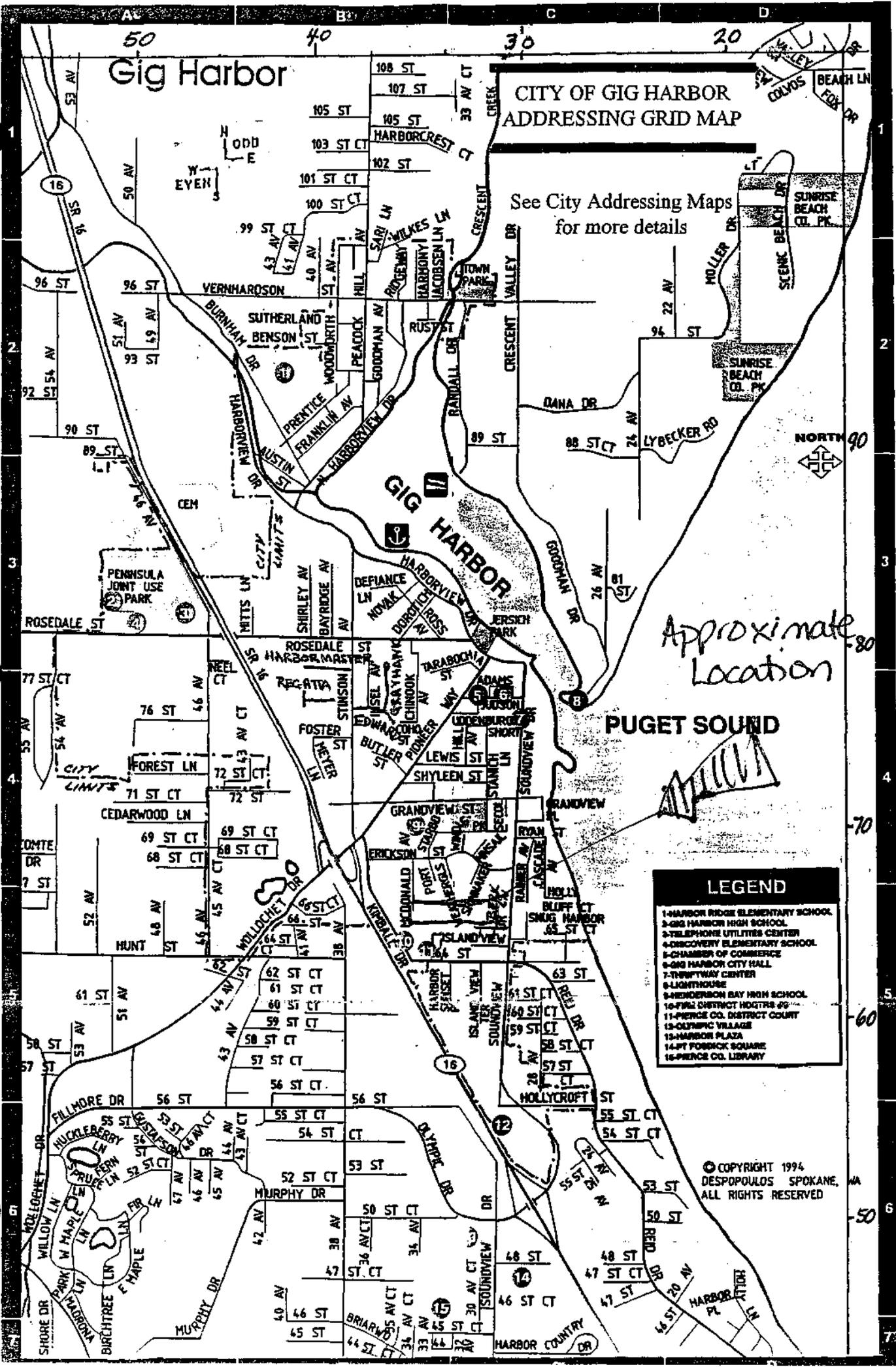
Approximate Location

PUGET SOUND

LEGEND

- 1-HARBOR RIDGE ELEMENTARY SCHOOL
- 2-GIG HARBOR HIGH SCHOOL
- 3-TELEPHONE UTILITIES CENTER
- 4-DISCOVERY ELEMENTARY SCHOOL
- 5-CHAMBER OF COMMERCE
- 6-205 HARBOR CITY HALL
- 7-THURWAY CENTER
- 8-LIGHTHOUSE
- 9-HENDERSON BAY HIGH SCHOOL
- 10-FIRE DISTRICT HQ#185-20
- 11-PIERCE CO. DISTRICT COURT
- 12-OLYMPIC VILLAGE
- 13-HARBOR PLAZA
- 14-PT FORDICK SQUARE
- 15-PIERCE CO. LIBRARY

© COPYRIGHT 1994
DESPOPOULOS SPOKANE, WA
ALL RIGHTS RESERVED

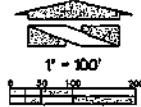


SURVEY DATA:
 THE SITE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED
 ON A FIELD SURVEY BY SURVEYOR CONSULTING ENGINEERS, INC. DATED 6/14/01

BASIS OF BEARING:
 BASIS OF BEARINGS AND SECTION SUBDIVISION FOR THIS SECTION PER
 RECORDS OF SURVEY BY W.C. CARLAND DATED JUNE 1967 AND RECORDED
 UNDER RECORDING NO. 8708170048, RECORDS OF WISCONSIN COUNTY,
 WASHINGTON.

BASIS OF VERTICAL DATUM:
 NAVD 83

VERTICAL DATUM:
 VERTICAL DATUM IS NAVD 1983. BENCHMARK IS CITY OF GIG HARBOR
 BENCHMARK NO. 54. ELEVATION = 228.2 FEET.



PROJECT LEGAL DESCRIPTION

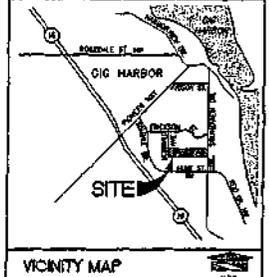
THE SOUTH HALF OF THE SOUTH HALF OF LOT 6 AND THE SOUTH HALF OF THE
 SOUTH HALF OF LOT 11, SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE
 T11N, R2E, T21N, R2E COUNTY, WASHINGTON, THE SAME BEING THE SOUTH HALF OF
 THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE
 FOURTH QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF
 THE T11N, R2E COUNTY, WASHINGTON.

EXCEPT THE EAST 30 FEET STRIP FOR EXISTING DRIVE.

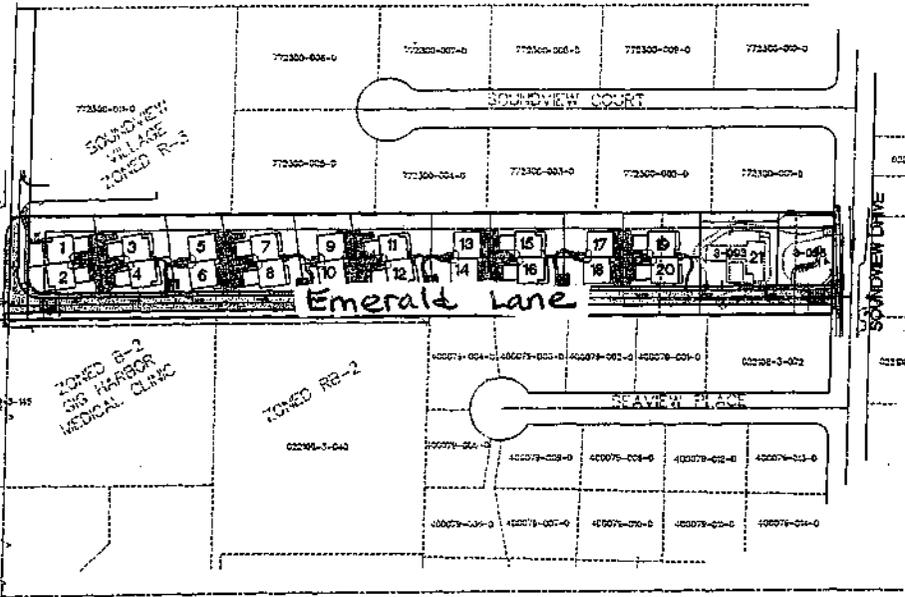
*Proposed
 Emerald Lane
 private connector
 between Soundview
 and McDonald*

AUTUMN CREST
 A PORTION OF THE SW 1/4 OF SECTION 8, TOWNSHIP 21N, RANGE 2E, W.M.
 GIG HARBOR, WASHINGTON

APPROVED PLANNING	APPROVED OPERATION AND ENGINEERING
JAN P. WOODRUFF, P.E., CHAIRMAN, BOARD OF PLANNING	THOMAS WOODRUFF, P.E., CITY ENGINEER



NOTES:
 BEFORE GRADING, THE APPLICANT SHALL REMOVE AND REMOVE BY SITE A
 LICENSED ARBORIST TO IDENTIFY AND REMOVE HEALTHY TREES AND REMOVE
 AND REMOVE ANY DEAD OR MATERIALLY DAMAGED TREES.
 IF ANY ADVERTISEMENTS ARE REQUIRED DURING CONSTRUCTION OF THE PROJECT,
 THE CITY ENGINEER'S OFFICE IN GIG HARBOR AT (252) 785-4444
 MUST BE NOTIFIED.



UTILITIES/SERVICES

- SEWER:** CITY OF GIG HARBOR
PUBLIC WORKS DEPARTMENT
1108 JEFFERSON STREET
GIG HARBOR, WA 98235
- WATER:** CITY OF GIG HARBOR
PUBLIC WORKS DEPARTMENT
1108 JEFFERSON STREET
GIG HARBOR, WA 98235
- POWER:** PUGET SOUND ENERGY/PUCELCO
1315 COOKWOODS BL. NW
GIG HARBOR, WA 98235
(252) 857-5050
- TELEPHONE:** COMCAST TEL.
2102 SPANNE AVENUE
GIG HARBOR, WA 98235
(252) 864-0200 EXT. 6485
- CABLE:** COMCAST
416 WILLY AVENUE N.W.
SUITE 12, BUILDING C
PULLMAN, WA 99122
(252) 864-0200 EXT. 6485
- FIRE:** FIRE DISTRICT #8
10222 BLANCHARD RD. NW
GIG HARBOR, WA 98235
(252) 851-3111
- SCHOOL:** PUGET SOUND SCHOOL DISTRICT #10
14015 42ND AVE. NW
GIG HARBOR, WA 98235
(252) 867-8371

LEGEND

DESCRIPTION	SYMBOL	NOTES
CHAIN LINK FENCE	—*—	
PIPE	—	
TWO INCH	—	
FOUR INCH	—	
SIX INCH	—	
EIGHT INCH	—	
TWELVE INCH	—	
SEWER	—	
WATER	—	
STORM	—	
POWER	—	
TELEPHONE	—	
CABLE	—	
PROPERTY LINE	—	
CONCRETE	—	
ASPHALT	—	
BLANK WALL	—	
STORM DRAINAGE PIPE	—	
URBAN DRAIN TYPE 1	—	
CATCH BASIN TYPE 2	—	
LOT LINE	—	
EDGE OF PAVEMENT	—	
SEWER/STORM PIPE AND MANHOLE	—	
WETLAND	—	

- STANDARD SPECIFICATIONS:**
- CONDITIONS AND STANDARDS AS SET FORTH BY THE CITY OF GIG HARBOR WATER SYSTEM PLAN, FEBRUARY, 1993 OR THE MOST CURRENT EDITION.
 - CONDITIONS AND STANDARDS AS SET FORTH BY THE CITY OF GIG HARBOR COMPREHENSIVE SANITARY SEWER PLAN, JANUARY, 1993.
 - RULES AND REGULATIONS ADOPTED BY THE CITY OF GIG HARBOR UNIFORM CODE (U.C.)
 - CRITERIA SET FORTH IN THE LOCAL AGENCY CODELINES AS AMENDED AND APPROVED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
 - CITY AND COUNTY DESIGN STANDARDS FOR THE CONSTRUCTION OF URBAN AND RURAL APPEAL AND COLLECTOR ROADS PROLARGUED BY THE CITY ENGINEERS ASSOCIATION OF WASHINGTON, MAY 24, 1998.
 - CONDITIONS AND STANDARDS AS SET FORTH IN THE WISCONSIN DESIGN MANUAL AS AMENDED AND APPROVED BY WISCONSIN.
 - U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON URBAN TRAFFIC CONTROL DEVICES (MUTCD) AS AMENDED AND APPROVED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
 - DOT CONSTRUCTION MANUAL AS AMENDED AND APPROVED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
 - RULES AND REGULATIONS OF THE STATE BOARD OF HEALTH REGARDING PUBLIC WATER SUPPLY, AS PUBLISHED BY THE STATE DEPARTMENT OF HEALTH, WASHINGTON ADMINISTRATIVE CODE, CHAPTER 246-170.
 - CONDITIONS AND STANDARDS AS SET FORTH IN THE STATE OF WASHINGTON DEPARTMENT OF ECOLOGY "CRITERIA FOR SOURCE WATERS DESIGN" LATEST CURRENT EDITION.
 - CONDITIONS AND STANDARDS AS SET FORTH BY THE STATE OF WASHINGTON DEPARTMENT OF LABOR AND INDUSTRIES.
 - CENTRAL SET FORTH IN TRANSPORTATION AND LAND DEVELOPMENT BY V. C. STOKER AND P. KOEHLER AND THE INSTITUTE OF TRANSPORTATION ENGINEERS.
 - DESIGN CRITERIA OF FEDERAL AGENCIES INCLUDING DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE FEDERAL HOUSING ADMINISTRATION.
 - OTHER SPECIFICATIONS NOT LISTED ABOVE AS MAY APPLY WHICH REQUIRED BY THE CITY OF GIG HARBOR.

INDEX TO SHEETS

- 1 OF 16 COVER SHEET
- 2 OF 16 SITE PLAN
- 3 OF 16 PERCENTAGE CONTROL PLAN
- 4 OF 16 GRADING AND DRAINAGE PLAN
- 5 OF 16 GRADING AND DRAINAGE PLAN
- 6 OF 16 GRADING AND DRAINAGE PLAN
- 7 OF 16 TRACT 'A' PRIVATE ROAD PROFILE
- 8 OF 16 TRACT 'A' STORM DRAINAGE VAULT
- 9 OF 16 NOTES AND DETAILS
- 10 OF 16 WATER PLAN
- 11 OF 16 SEWER PLAN
- 12 OF 16 SEWER PROFILE
- 13 OF 16 NOTES AND DETAILS
- 14 OF 16 EROSION AND SEDIMENTATION CONTROL PLAN - PHASE 1
- 15 OF 16 EROSION AND SEDIMENTATION CONTROL PLAN - PHASE 2
- 16 OF 16 EROSION AND SEDIMENTATION CONTROL SECTION, NOTES AND DETAILS

INDEX TO ILLUMINATION SHEETS:

- 1 OF 2 ILLUMINATION PLAN
- 2 OF 2 ILLUMINATION DETAILS

OWNER
 FRED PAULSON
 5118 BETH AVENUE NW
 GIG HARBOR, WA 98235

DEVELOPER
 FRED PAULSON

ENGINEER/PLANNER/SURVEYOR
 SUNSHINE CONSULTING ENGINEERS, INC.
 18215 32nd AVE. SOUTH
 PULLMAN, WA 99122
 (252) 251-8222
 FAX (252) 251-8782
 CONTACT: BOB ARMSTRONG / PAUL CHU / DENNIS SALTUS

EXISTING SITE AREA
 71,425 SQ. FT. (1.62 AC.)
 (PARCELS - 3-004, 3-005 AND 3-026)

PROPOSED SITE AREA
 298,025 SQ. FT. (6.80 AC.)

NOV 14 2003

CALL BEFORE YOU DIG!
 1-800-424-6555

CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE
 WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVAL AND
 REPLACING ALL SURVEY MONUMENTS THAT MAY BE DISTURBED BY CONSTRUCTION
 ACTIVITY. PURSUANT TO RCW 332-100, APPROXIMATES MUST BE COMPLETED BY A
 REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS
 MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL
 RESOURCES, OR BY CONTACTING THEM BY TELEPHONE AT (206) 862-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
 PUBLIC LAND SURVEY OFFICE
 1117 WASHINGTON STREET S.E.
 P.O. BOX 37090
 OLYMPIA, WASHINGTON 98504-3709

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS REPLACED, REMOVED, OR
 DISTURBED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE COST AND
 AT THE DISCRETION OF THE CONTRACTOR. PURSUANT TO WAC 332-100, THE
 APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE
 RESPONSIBILITY OF THE CONTRACTOR.



SITE PLAN REVISIONS AND CITY REVIEW COMMENTS
 1. DATE: 11/14/03
 2. DATE: 11/14/03
 3. DATE: 11/14/03
 4. DATE: 11/14/03

April 7, 2004

RECEIVED
CITY OF GIG HARBOR
APR - 7 2004
COMMUNITY
DEVELOPMENT

BART Y. McCallion
RE: Autumn East Court
Dear Mr. McCallion:

Pursuant to our discussion today, we are formally requesting the street name proposed for the above subject project. Specifically, we are requesting a connection between the proposed street to be named Emerald Lane. This name change will be given with all ends and will process both forward and backward. The appropriate fees have been paid for this request. Sincerely,
Ollie



COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: WASTEWATER TREATMENT PLANT FINE SCREEN INSTALLATION PROJECT
- CONTRACT AUTHORIZATION
DATE: MAY 24, 2004

INTRODUCTION/BACKGROUND

The 2004 budget provides for the installation of a City-purchased in-channel fine screen at the Wastewater Treatment Plant. Potential contractors were contacted in accordance with the City's Small Works Roster Process (Resolution No. 592). Three contractors responded with the following price quotations:

Gary Harper Construction	\$ 36,491.51
McConnell Construction	\$ 41,310.16
Rich 'R-Stout Construction	\$ 42,612.04

Based on the price quotations received, the lowest price quotation was from Gary Harper Construction in the amount of Thirty-Six Thousand Four Hundred Ninety-One Dollars and Fifty-One Cents (\$36,491.51).

FISCAL CONSIDERATIONS

This work was anticipated in the adopted 2004 Budget, identified under the Sewer Operating Fund objective #5, and is within the allocated amount of \$65,000.00.

RECOMMENDATION

I recommend the Council authorize the award and execution of the contract for Wastewater Treatment Plant Fine Screen Installation to Gary Harper Construction, as the lowest responsible respondent, for their price quotation amount of Thirty-Six Thousand Four Hundred Ninety-One Dollars and Fifty-One Cents (\$36,491.51).

WASTEWATER TREATMENT PLANT FINE SCREEN INSTALLATION

CONTRACT

THIS AGREEMENT, made and entered into, this ____ day of _____, 200__, by and between the City of Gig Harbor, a Charter Code city in the State of Washington, hereinafter called the "City", and Gary Harper Construction, Inc. hereinafter called the "Contractor."

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this Contract, the parties hereto covenant and agree as follows:

1. The Contractor shall do all of the work and furnish all of the labor, materials, tools, and equipment necessary to complete modifications to the existing headworks that includes installation of a City purchased in-channel fine screen, and shall perform any changes in the work, all in full compliance with the Project Manual entitled "Wastewater Treatment Plant Distribution Box Modifications & Fine Screen Installation", which are by this reference incorporated herein and made a part hereof; and agrees to accept payment for the same in accordance with the said contract documents, including the schedule of prices in the "Proposal," the sum of thirty-six thousand four hundred ninety one dollars and fifty-one cents (\$36,491.51), including state sales tax, and subject to the provisions of the Project Manual.
2. Work shall commence and contract time shall begin on the first working day following the tenth (10th) calendar day after the date the City executes the Contract, or the date specified in the Notice to Proceed issued by the City's Engineer, whichever is later. All physical contract work shall be completed within twenty (20)-working days.
3. The Contractor agrees to pay the City the sum of \$273.69 per day for each and every day all work remains uncompleted after expiration of the specified time, as liquidated damages.
4. The Contractor shall provide for and bear the expense of all labor, materials, tools and equipment of any sort whatsoever that may be required for the full performance of the work provided for in this Contract upon the part of the Contractor.
5. The term "Project Manual" shall mean and refer to the following: "Invitation to Bidders," "Bid Proposal," "Addenda" if any, "Standard General Conditions of the Construction Contract," "Supplementary Conditions," "Technical Specifications," "Plans," "Contract," "Performance Bond," "Maintenance Bond," "Payment Bond," "Notice to Proceed," "Change Orders" if any, and any documents referenced or incorporated into the Project Manual, including, but not limited to the Project Manual.
6. The City agrees to pay the Contractor for materials furnished and work performed in the manner and at such times as set forth in the Project Manual.

7. The Contractor for himself/herself, and for his/her heirs, executors, administrators, successors, assigns, agents, subcontractors, and employees, does hereby agree to the full performance of all of the covenants herein contained upon the part of the Contractor.

8. It is further provided that no liability shall attach to the City by reason of entering into this Contract, except as expressly provided herein.

IN WITNESS WHEREOF the parties hereto have caused this Contract to be executed the day and year first hereinabove written:

CITY OF GIG HARBOR:

CONTRACTOR:

Gretchen A. Wilbert, Mayor
City of Gig Harbor

Date: _____

Print Name: Gary A. Harper
Print Title: President
Date: 5/10/04

ATTEST:

City Clerk

APPROVED FOR FORM:

City Attorney



COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP *JV*
SUBJECT: FIRST READING OF AN ORDINANCE
TRAFFIC IMPACT FEE UPDATE
DATE: MAY 24, 2004

INFORMATION/BACKGROUND

Attached for your consideration is a first reading of an ordinance updating the city's traffic impact fee schedule, (GHMC 19.12).

City staff presented various percentages of developer growth participation scenarios to the Public Works Committee on April 5, 2004. The recommendation of the committee and the City Engineer is to raise the traffic impact fee rate from \$108.22 per vehicle trip charge to \$214.09 per vehicle trip charge. Exhibits A and B reflect the current impact fee schedule. Exhibits C and D summarizes the revised impact fee schedule.

FISCAL IMPACTS

The current impact fee fund balance of \$134,000 is inadequate to fund the local portion of project construction costs. For example, this balance would only fund 3.7% of the Olympic Drive / 56th Street Improvement Project total cost of \$3,630,000.00. Implementation of an updated traffic impact fee will increase the fund balance to higher levels.

RECOMMENDATION

I recommend that the City Council approve the ordinance as presented at the second reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO IMPACT FEES, UPDATING THE TRANSPORTATION IMPACT FEES BY AMENDING THE PROJECT LIST AND RECALCULATING THE TRANSPORTATION IMPACT FEES, REPEALING THE OLD TRANSPORTATION IMPACT FEE SCHEDULE (APPENDIX A TO ORDINANCE 828), AND ADOPTING A NEW TRANSPORTATION IMPACT FEE SCHEDULE, ALL AS PROVIDED IN GHMC 19.12.120.

WHEREAS, the City adopted an impact fee program for transportation and parks facilities in Chapter 19.12 of the Gig Harbor Municipal Code; and

WHEREAS, GHMC Section 19.12.120 requires the Community Development Director to annually review the City's six-year road plan and the project list for which impact fees are imposed, for the purposes of updating the project list and the schedule of impact fees; and

WHEREAS, the City SEPA Responsible Official issued a Determination of Non Significance under SEPA for this Ordinance on May 4, 2004; and

WHEREAS, the City Council considered this Ordinance during its regular City Council meeting of May 24, 2004; Now, Therefore,

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

Section 1. Appendix 'A' to Gig Harbor Ordinance No. 828, which is the Project List of transportation projects for which impact fees are imposed under chapter 19.12 GHMC is hereby repealed.

Section 2. Appendix 'B' to Gig Harbor Ordinance No. 828, which is the schedule of Transportation Impact Fees imposed under chapter 19.12 GHMC is hereby repealed.

Section 3. Exhibit 'C' to this Ordinance is the 2004 Updated Project List of transportation projects for which impact fees shall be imposed under chapter 19.12 GHMC after the effective date of this Ordinance. The Council hereby adopts Exhibit A by reference as if it were included herein in its entirety.

Section 4. Exhibit 'D' to this Ordinance is the 2004 Schedule of Transportation Impact Fees, which shall be imposed under chapter 19.12 GHMC after the effective date of this Ordinance. The Council hereby adopts Exhibit B by reference as if it were included herein in its entirety.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, 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 City Council and approved by the Mayor of the City of Gig Harbor this ___ day of _____, 2004.

CITY OF GIG HARBOR

GRETCHEN WILBERT, MAYOR

ATTEST/AUTHENTICATED:

By: _____
MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
CAROL A. MORRIS

FILED WITH THE CITY CLERK: 5/18/05
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:

APPENDIX 'A' - TRANSPORTATION RATE SCHEDULE

Item No.	Description	Year	Estimate	Actual	Balance	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate
1	EAST-WEST (BORGEN) ROAD CONSTRUCTION (Ph. 1) - Swede Hill Interchange (SR-16) to Peacock Hill Ave.	1999	\$2,850,000	\$824,000	0	0.0%	\$0	0.0%	\$624,000	\$503,600	17.1%	100%		\$1,523,000	51.6%	
4	POINT FOSDICK DRIVE IMPROVEMENTS (Ph. 1) - 1,000-ft. South of Olympic Dr. to 44th Street	1999	\$667,000	\$0	0	0.0%	\$482,000	72.3%	\$482,000	\$55,000	8.2%	39%	(0.5x0.39)x0.567	\$130,065	19.5%	
11	POINT FOSDICK DRIVE IMPROVEMENTS (Ph. 2) - 44th Street to City Limits	2001-2002	\$545,000	\$0	365,928	66.3%	\$0	0.0%	\$355,928	\$55,549	10.2%	49%	(0.5x0.49)x0.545	\$133,625	24.5%	
12	OLYMPIC DRIVE/56th STREET IMPROVEMENTS - 930-ft. west of Point Fosdick Drive to 36th Avenue	2001-2002	\$1,341,000	\$0	875,774	65.3%	\$90,000	5.0%	\$855,774	\$56,661	4.2%	39%	(0.5x0.49)x1.34	\$328,645	24.5%	
19	56th ST. / PT. FOSDICK DR. IMPROVEMENTS - Olympic Drive to Olympic Drive	2003-2004	\$1,182,000	\$0	771,935	65.3%	\$36,000	3.0%	\$807,935	\$84,475	7.1%	49%	(0.5x0.49)x1.182	\$288,590	24.5%	
22	EAST-WEST (BORGEN) ROAD CONSTR. (Ph. 2) - Swede Hill Interchange (SR-16) to W. of Woodridge	2003-2004	\$4,050,000	\$0	1,751,625	43.3%	\$150,000	3.7%	\$1,901,625	\$123,376	3.0%	100%	(0.5x1.0)x4.05	\$2,025,000	50.0%	
23	CRESCENT VALLEY CONNECTOR - Peacock Hill Avenue to Crescent Valley Road	2003-2004	\$4,300,000	\$0	1,859,750	43.3%	\$0	0.0%	\$1,859,750	\$290,250	6.8%	100%	(0.5x1.0)x4.3	\$2,150,000	50.0%	
25	NORTH-SOUTH CONNECTOR - East-West Road to Peacock Hill Avenue	2000-2001	\$150,000	\$0	0	0.0%	\$0	0.0%	\$0	\$75,000	50.0%	100%	(0.5x1.0)x0.15	\$75,000	50.0%	
26	HURT STREET CROSSING - Kenball Drive to 36th Ave.	2003-2004	\$11,800,000	\$0	5,103,500	43.3%	\$398,100	3.4%	\$5,501,600	\$398,400	3.4%	100%	(0.5x1.0)x11.8	\$5,900,000	50.0%	

Appendix 'B'
Transportation

Impact Fee Rate Schedule

ITE Code	ITE Land Use Category	Trip Rate (1)	% New Trips (2)	Peak Hour Factor (3)	Net New Trips Per Unit of Measure	Impact Fee Per Unit @ \$ 108.22 Per Trip
110	Light Industrial	3.49	100%	1.33	4.64 1,000 sq. ft.	\$ 0.50 per square foot
140	Manufacturing	1.93	100%	1.84	3.55 1,000 sq. ft.	0.38 per square foot
151	Mini-warehouse	1.30	100%	0.95	1.24 1,000 sq. ft.	0.13 per square foot
210	Single Family House	4.78	100%	1.00	4.78 dwelling	517.30 per dwelling unit
220	Apartment	3.24	100%	0.92	2.98 dwelling	322.50 per dwelling unit
230	Condominium	2.93	100%	0.89	2.61 dwelling	282.46 per dwelling unit
240	Mobile Home	2.41	100%	1.14	2.75 dwelling	297.61 per dwelling unit
250	Retirement Community	1.16	100%	0.90	1.04 dwelling	112.55 per dwelling unit
310	Hotel	4.35	100%	0.83	3.61 room	390.68 per room
320	Motel	5.10	100%	0.56	2.86 room	309.52 per room
420	Marina	1.48	100%	0.61	0.90 berth	97.40 per berth
430	Golf Course	4.17	100%	0.44	1.83 acre	198.05 per acre
444	Movie Theater	11.96	100%	1.88	22.48 1,000 sq. ft.	2.43 per square foot
492	Racquet Club	8.57	100%	0.98	8.40 1,000 sq. ft.	0.91 per square foot
530	High School	5.45	100%	1.68	9.16 1,000 sq. ft.	0.99 per square foot
560	Church	4.66	100%	0.73	3.40 1,000 sq. ft.	0.37 per square foot
610	Hospital	8.39	100%	0.59	4.95 1,000 sq. ft.	0.54 per square foot
620	Nursing Home	1.30	100%	0.62	0.81 bed	87.66 per bed
710	Office 10,000 Sq. Ft.	12.30	100%	1.31	16.11 1,000 sq. ft.	1.74 per square foot
710	Office 50,000 Sq. Ft.	8.29	100%	1.28	10.61 1,000 sq. ft.	1.15 per square foot
710	Office 100,000 Sq. Ft.	7.02	100%	1.26	8.85 1,000 sq. ft.	0.96 per square foot
720	Medical Office	17.09	100%	1.13	19.31 1,000 sq. ft.	2.09 per square foot
820	Retail 10,000 Sq. Ft.	83.80	49%	0.85	34.90 1,000 sq. ft.	3.78 per square foot
820	Retail 50,000 Sq. Ft.	45.83	48%	0.87	19.14 1,000 sq. ft.	2.07 per square foot
820	Retail 100,000 Sq. Ft.	35.34	74%	0.88	23.01 1,000 sq. ft.	2.49 per square foot
820	Retail 200,000 Sq. Ft.	27.25	74%	0.88	17.75 1,000 sq. ft.	1.92 per square foot
832	Restaurant: sit-down	102.68	52%	0.72	38.44 1,000 sq. ft.	4.16 per square foot
833	Fast Food, No Drive-up	393.11	52%	0.51	104.25 1,000 sq. ft.	11.28 per square foot
844	Service Station	150.18	27%	0.48	19.46 pump	2,106.00 per pump
850	Supermarket	88.80	49%	0.82	35.68 1,000 sq. ft.	3.86 per square foot
851	Convenience Market - 24 Hr.	369.00	31%	0.69	78.93 1,000 sq. ft.	8.54 per square foot
860	Wholesale Warehousing	3.37	100%	0.29	0.98 1,000 sq. ft.	0.11 per square foot
911	Bank/Savings: Walk-in	70.31	30%	1.17	24.68 1,000 sq. ft.	2.67 per square foot
912	Bank/Savings: Drive-in	132.61	30%	1.56	62.06 1,000 sq. ft.	\$ 6.72 per square foot

(1) ITE Rate divided by 2.

(2) Eliminates pass-by trips.

(3) Adjustment factor to convert average daily trips to peak hour equivalent.

EXHIBIT C
2004
TRANSPORTATION PROJECT LIST

TIP #	Project Description	Year	Estimated Total Project Cost	Grants/Other		Local Participation			Developer Participation		
				% of Total Project Cost	Total Grants	Total Local	City Funds	% of Total Project Cost	% added for Increase Capacity	Developer Participation	% of Total Project Cost
2	Olympic Drive / 56th Street Improvements - 38th Ave to Point Fosdick Drive	2006	\$3,630,000	55.1%	\$2,000,000	\$1,630,000	\$831,300	22.9%	49%	\$798,700	22.0%
3	56th Street / Pt. Fosdick Dr. Improvements - Olympic Drive to Olympic Drive	2006	\$2,650,000	47.2%	\$1,250,000	\$1,400,000	\$854,000	32.2%	39%	\$546,000	20.6%
5	38th Avenue Improvements - Phase 1 - City Limits to 56th Street.	2007	\$6,588,000	60.7%	\$4,000,000	\$2,588,000	\$2,096,280	31.8%	19%	\$491,720	7.5%
7	36th Avenue / Point Fosdick Intersection - 36th Ave / Pt. Fosdick I/S	2005	\$1,250,000	28.0%	\$700,000	\$550,000	\$280,500	22.4%	49%	\$269,500	21.6%
11	38th Avenue Improvements - Phase 2 - 56th Street to Hunt Street	2008	\$4,400,000	56.8%	\$2,500,000	\$1,900,000	\$1,539,000	35.0%	19%	\$361,000	8.2%
20	50th Court - Olympic Drive to 38th Street	2008	\$420,000	0.0%		\$420,000	\$0	0.0%	100%	\$420,000	100.0%
24	38th Avenue / Hunt Street - Phase 1 - Skansie Avenue to 56th Street	2009	\$208,000	70.2%	\$146,000	\$62,000	\$37,820	18.2%	39%	\$24,180	11.6%
25	Crecent Valley Connector - Crescent Valley Road to Peacock Hill Road	2009	\$4,300,000	17.4%	\$1,750,000	\$2,550,000	\$0	0.0%	100%	\$2,550,000	59.3%
26	Hunt Street X-ing of SR-16 / Kimball Dr Ext - 38th Avenue to Kimball Drive	2009	\$12,475,000	22.0%	\$5,500,000	\$6,975,000	\$0	0.0%	100%	\$6,975,000	55.9%
28	Hunt Street / Skansie Ave Intersection - Hunt Street / Skansie Ave I/S	2009	\$300,000	0.0%	\$0	\$300,000	\$153,000	51.0%	49%	\$147,000	49.0%
	TOTAL		\$36,221,000		\$17,846,000	\$18,375,000	\$5,791,900			\$12,583,100	

EXHIBIT D
2004
IMPACT FEE RATE SCHEDULE

ITE Code	ITE Land Use Category	Trip Rate (1)	% New Trips (2)	Peak Hour Factor (3)	Net New Trips Per Unit of Measure	Impact Fee Per Unit @ 214.09 Per Trip
110	Light Industrial	3.49	100%	1.33	4.64 per 1,000 SF	\$0.99 per SF
140	Manufacturing	1.93	100%	1.84	3.55 per 1,000 SF	\$0.76 per SF
151	Mini-warehouse	1.3	100%	0.95	1.24 per 1,000 SF	\$0.26 per SF
210	Single Family House	4.78	100%	1	4.78 per dwelling	\$1,023.34 per dwelling unit
220	Apartment	3.24	100%	0.92	2.98 per dwelling	\$638.15 per dwelling unit
230	Condominium	2.93	100%	0.89	2.61 per dwelling	\$558.28 per dwelling unit
240	Mobile Home	2.41	100%	1.14	2.75 per dwelling	\$588.19 per dwelling unit
250	Retirement Community	1.16	100%	0.9	1.04 per dwelling	\$223.51 per dwelling unit
310	Hotel	4.35	100%	0.83	3.61 per room	\$772.97 per room
320	Motel	5.1	100%	0.56	2.86 per room	\$611.44 per room
420	Marina	1.48	100%	0.61	0.90 per berth	\$193.28 per berth
430	Golf Course	4.17	100%	0.44	1.83 per acre	\$392.81 per acre
444	Movie Theater	11.96	100%	1.88	22.48 per 1,000 SF	\$4.81 per SF
492	Racquet Club	8.57	100%	0.98	8.40 per 1,000 SF	\$1.80 per SF
530	High School	5.45	100%	1.68	9.16 per 1,000 SF	\$1.96 per SF
560	Church	4.66	100%	0.73	3.40 per 1,000 SF	\$0.73 per SF
610	Hospital	8.39	100%	0.59	4.95 per bed	\$1,059.76 per bed
620	Nursing Home	1.3	100%	0.62	0.81 per 1,000 SF	\$0.17 per SF
710	Office 10,000 SF	12.3	100%	1.31	16.11 per 1,000 SF	\$3.45 per SF
710	Office 50,000 SF	8.29	100%	1.28	10.61 per 1,000 SF	\$2.27 per SF
710	Office 100,000 SF	7.02	100%	1.26	8.85 per 1,000 SF	\$1.89 per SF
720	Medical Office	17.09	100%	1.13	19.31 per 1,000 SF	\$4.13 per SF
820	Retail 10,000 SF	83.8	49%	0.85	34.90 per 1,000 SF	\$7.47 per SF
820	Retail 50,000 SF	45.83	48%	0.87	19.14 per 1,000 SF	\$4.10 per SF
820	Retail 100,000 SF	35.34	74%	0.88	23.01 per 1,000 SF	\$4.93 per SF
820	Retail 200,000 SF	27.25	74%	0.88	17.75 per 1,000 SF	\$3.80 per SF
832	Restaurant: sit down	102.68	52%	0.72	38.44 per 1,000 SF	\$8.23 per SF
833	Fast Food, No Drive-up	393.11	52%	0.51	104.25 per 1,000 SF	\$22.32 per SF
844	Service Station	150.18	27%	0.48	19.46 per pump	\$4,166.87 per pump
850	Supermarket	88.8	49%	0.82	35.68 per 1,000 SF	\$7.64 per SF
851	Convenience Market 24-Hr	369	31%	0.69	78.93 per 1,000 SF	\$16.90 per SF
860	Wholesale Warehousing	3.37	100%	0.29	0.98 per 1,000 SF	\$0.21 per SF
911	Bank/Savings: Walk-in	70.31	30%	1.17	24.68 per 1,000 SF	\$5.28 per SF
912	Bank/Savings: Drive-in	132.61	30%	1.56	62.06 per 1,000 SF	\$13.29 per SF

(1) ITE Rate divided by 2

(2) Eliminates pass-by trips

(3) Adjustment factor to convert average daily trips to peak hour equivalent.



COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: INTERLOCAL AGREEMENT WITH PIERCE COUNTY FIRE DISTRICT
NO. 5 FOR FIRE PREVENTION ACTIVITIES - STAFF REPORT
DATE: MAY 24, 2004

INFORMATION/BACKGROUND

For the past several years, the City has annually renewed an Interlocal agreement with Pierce County Fire District No. 5 for a fire safety inspection program as called for in the Uniform Fire Code. The current agreement for 2004 was \$94,662.00. It is anticipated that an employee could be added to the staff for less than \$70,000.00 to accomplish the tasks provided for in the Interlocal agreement. At this juncture, the cost of this Interlocal agreement has reached a point at which it would be fiscally prudent to add an additional staff person in lieu of renewing the Interlocal agreement for 2005. Such a staff position would be responsible for all code enforcement related tasks. As we move through the annual budget process this fall, I will be recommending that the City forgo the renewal of the annual contract with the Fire District and pursue hiring of an additional staff person in 2005.

The current Interlocal agreement contains the following language related to termination:

"The parties may terminate this Interlocal Agreement for any reason, by providing the other party six (6) months prior written notice. In the event of termination, the City shall make payment described in Section 5 for all fire inspection services satisfactorily performed by the District prior to the effective date of termination, as described in a final invoice to the City." (Section 6. C.)

The City Attorney has advised me that this provision would also apply if the City did not intend on renewing the contract at the end of 2004. Given the budgetary cycle, this would mean giving them notice by July if we intend to terminate the contract and move forward with adding a City staff position in 2005.

RECOMMENDATION

I recommend that the Council authorize the Mayor to notify Fire District No. 5 of our intent to terminate the Interlocal Agreement on December 31, 2004.



'THE MARITIME CITY'

COMMUNITY DEVELOPMENT DEPARTMENT

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: JOHN P. VODOPICH, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: BUILDING SIZE ANALYSIS WORK-STUDY SESSIONS
- STAFF REPORT
DATE: MAY 24, 2004

INFORMATION/BACKGROUND

At the May 10, 2004 Council meeting, the following schedule for a series of work-study sessions on the matter of Building Size limitations was set:

- Tuesday, June 1, 2004 (Monday is a holiday) - All zones that currently do not have building size limits with the exception of the Downtown Business (DB) and all Waterfront (WR, WM, & WC) zones;
- Monday, June 7, 2004 - The Downtown Business (DB) zone;
- Monday, June 21, 2004 - All Waterfront (WR, WM, & WC) zones;
- Tuesday, July 6, 2004 (Monday is a holiday) - All zones within the Gig Harbor View Basin (with the exception of the DB and waterfront zones) as defined by the height restriction area (Chapter 17.62 GHMC); and
- Monday, July 19, 2004 - All zones which currently have building size limits.

These sessions will be open to the public but are not formal public hearings. At the conclusion of this process, a public hearing will be scheduled to consider any proposed changes. All meetings will be held in the community conference rooms at the Gig Harbor Civic Center located at 3510 Grandview Street and will begin at 6:00 P.M.

The schedule was published in an article in the Peninsula Gateway on May 12, 2004; has been posted on the City website and at the Civic Center; is available at the Community Development Department counter; and will be advertised in the Peninsula Gateway on May 19th and 26th. Additionally, copies of the schedule have been distributed to members of the Planning Commission and Design Review Board.

MEMORANDUM

TO: CITY COUNCIL
CC: Molly Towslee, City Clerk

FROM: Peninsula Neighborhood Association, Submitted by
Matt Halvorsen, President

DATE: APRIL 26, 2004

RE: DRAFT ORDINANCE - BUILDING SIZE ANALYSIS
PUBLIC HEARING

1. This public hearing should be rescheduled to provide the public with an opportunity to review the new staff report, and the redrafted ordinance. The post card notifying the public of this public hearing was received weeks ago. However, the draft ordinance available to the public for review, has changed significantly, and the new redraft (and staff report) was not available to the public for review until Thursday, April 22, 2004, and therefore, the public has not had an opportunity to become aware of the new redrafted ordinance and to address their comments to these changes; and

2. The rezones should be treated separately, in a separate ordinance. Therefore, eliminate Section 12 and Section 14, for the following reasons:

(a) Rezones have implications and considerations apart from building size, particularly, areas along the waterfront. In addition to the comp plan, changes in zoning along the waterfront should be reviewed in connection with the Shoreline Master Program; and,

(b) Additional Rezones have been added to the original draft ordinance. These additional rezones were not a part of the post card notice that was mailed on April 12, 2004, nor were they a part of the Planning Commission review during the work study session on February 19.

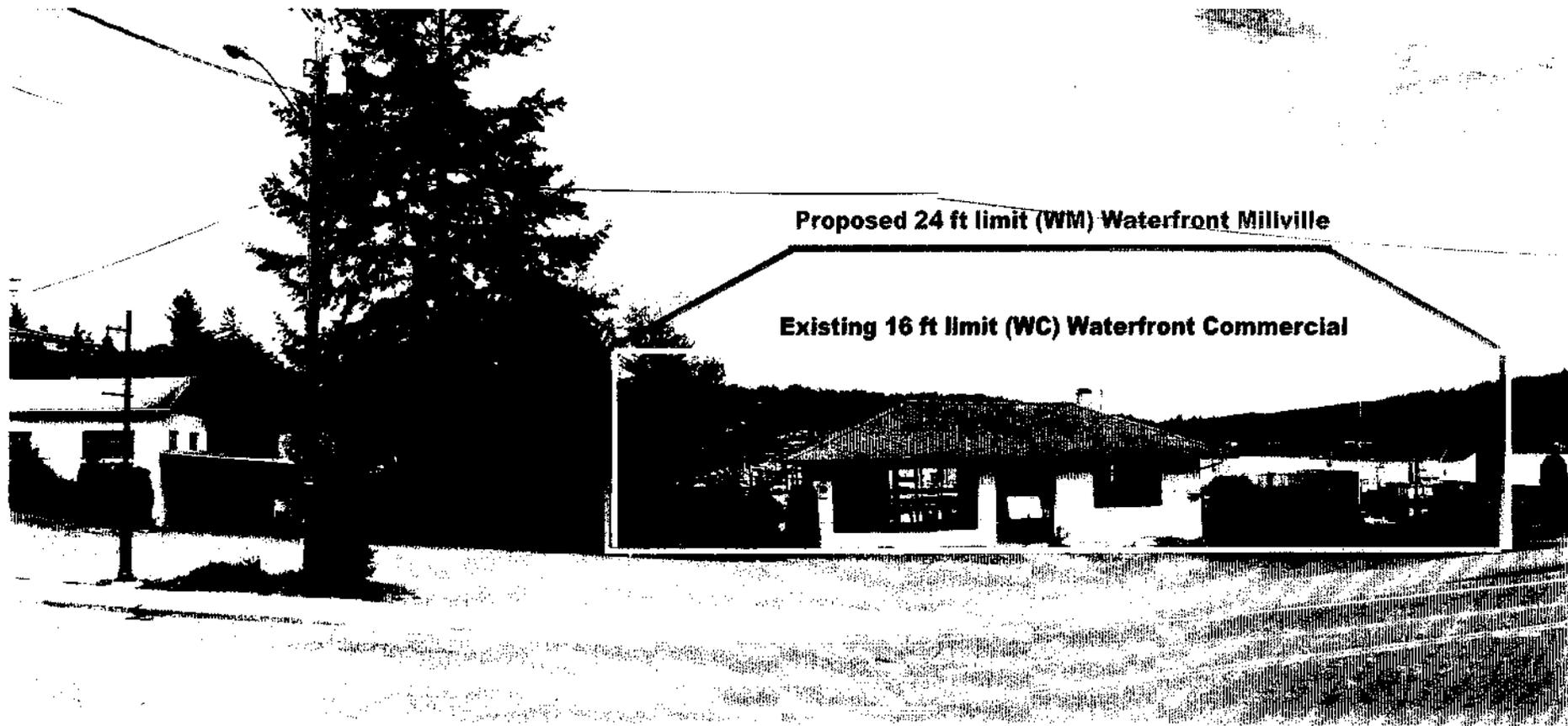
(c) Rezones have a Planning Commission public hearing requirement (GHMC 19.04.005, B) which requires that the Planning Commission make recommendations to the City Council. The comments made by the Planning Commission on February 19 were made during a work-study session, not a public hearing, and they were comments only, not written recommendations to the City Council. Furthermore, since that session was a work-study session and not a public hearing, public testimony was not required or solicited, and therefore, no public comment has been offered to the Planning Commission as a basis for recommendations.

(revised day of Council Meeting 4-26-2004)

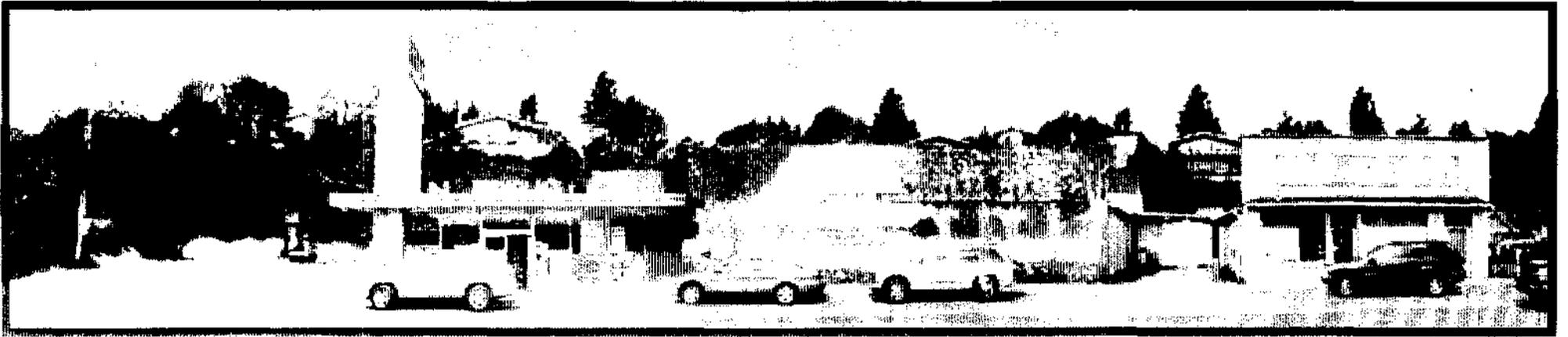
BUILDING SIZE MATRIX

	CURRENT ZONING	REVISED CITY RECOMMENDATIONS (4-26)	SUGGESTED SIZES:
R-1	up to 40% lot coverage	3,500 sf per structure / all non-residential	okay
R-2	up to 40% lot coverage	3,500 sf per structure / all non-residential	okay
R-3	up to 60% lot coverage	same	okay
RB-1	5,000 sf per lot	5,000 sf per structure	okay
RB-2	up to 55% to 75% lot coverage	12,000 sf per footprint	12,000 sf footprint except within Gig Harbor Basin: 6,000 sf per footprint ***
B-1	5,000 sf per lot	10,000 sf per structure	6,000 sf per footprint
B-2	35,000 sf per lot	65,000 Olympic Village & Westside Districts 6,000 sf per structure / non-residential abutting Bumham, Harborview and N. Harborview Drives 20,000 sf per structure all other areas	65,000 Olympic Village & Westside Districts 35,000 sf except GH Basin: 6,000 sf per footprint
C-1	65,000 sf per lot	65,000 sf per lot 6,000 sf per struc. / Hd & Corner Bay Activity Nodes	okay 65,000 sf except GH Basin: 6,000 sf per footprint
DB	up to 80% lot coverage	16,000 sf per footprint up to 80% lot coverage w/retail	6,000 sf per footprint with first floor retail
WC	no limits	3,500 sf per structure / res & non-residential limit ground floor office use to 50%	okay 3,500 sf per structure / res & non-residential
WM	3,500 sf per lot / non-res up to 55% lot coverage / res up to 70% lot coverage / non-res	3,500 sf per lot / res & non-residential	3,500 sf per structure / res & non-residential
WR	no limits	3,500 sf per structure / res & non-residential	okay 3,500 sf per structure / res & non-residential

****ADDRESS ZONING DESIGNATIONS IN A SEPARATE ORDINANCE. If larger buildings are desired, change the zone at the Wollochet Interchange from RB-2 to B-2.**



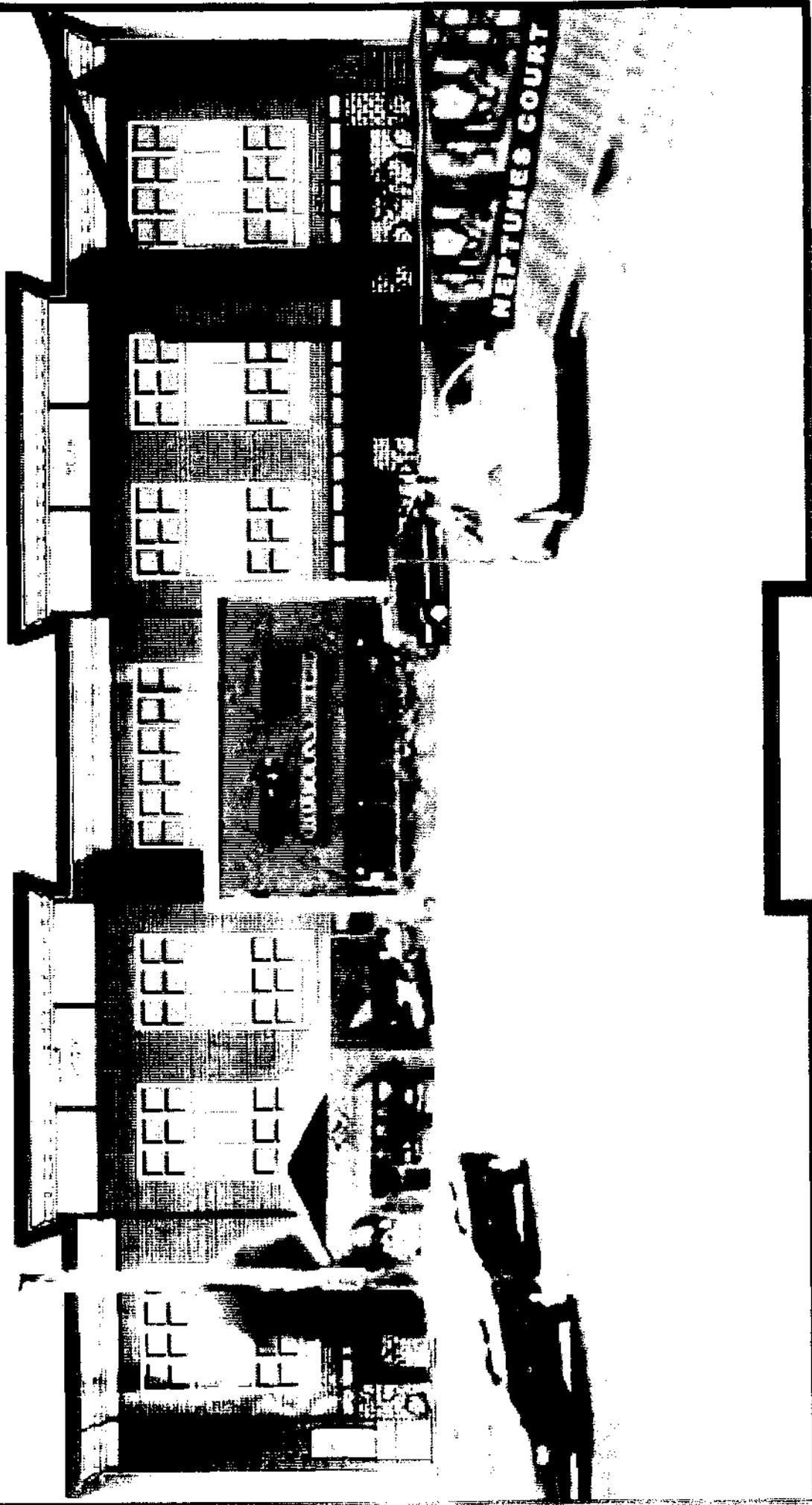
**Wildbirds Basic Structure
30' wide X 12' high**

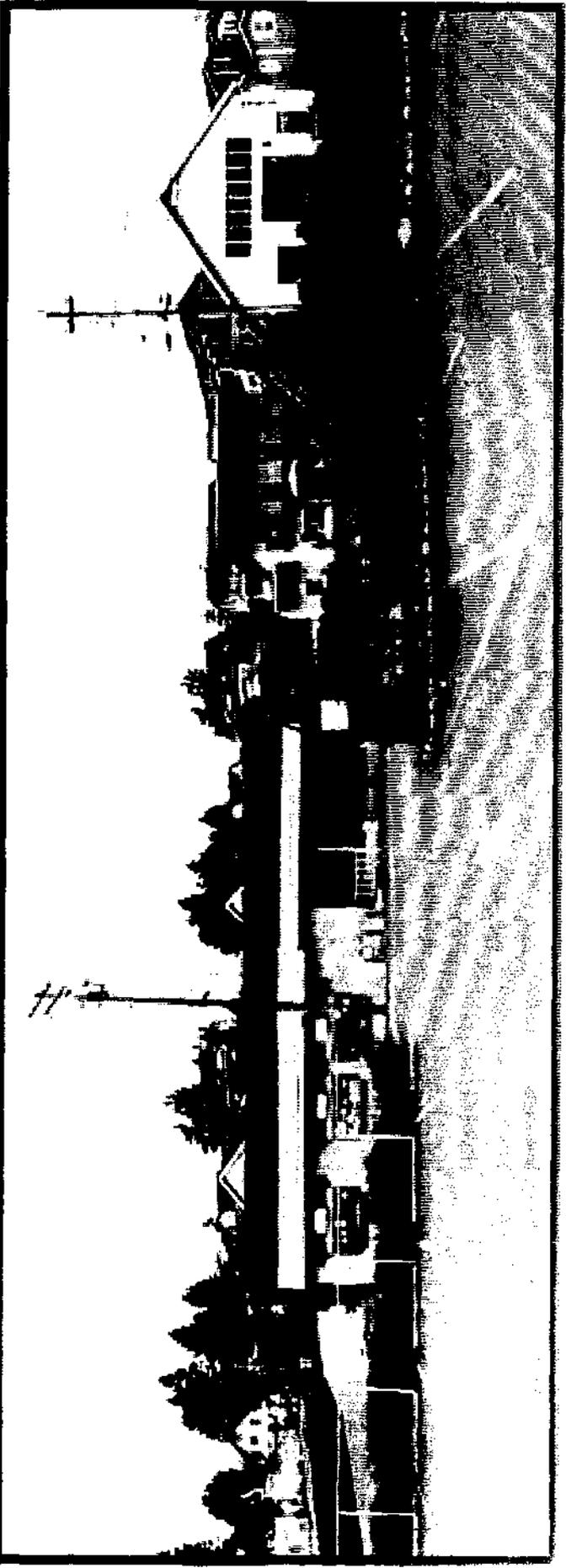


Finholms Market (B-2) Business District

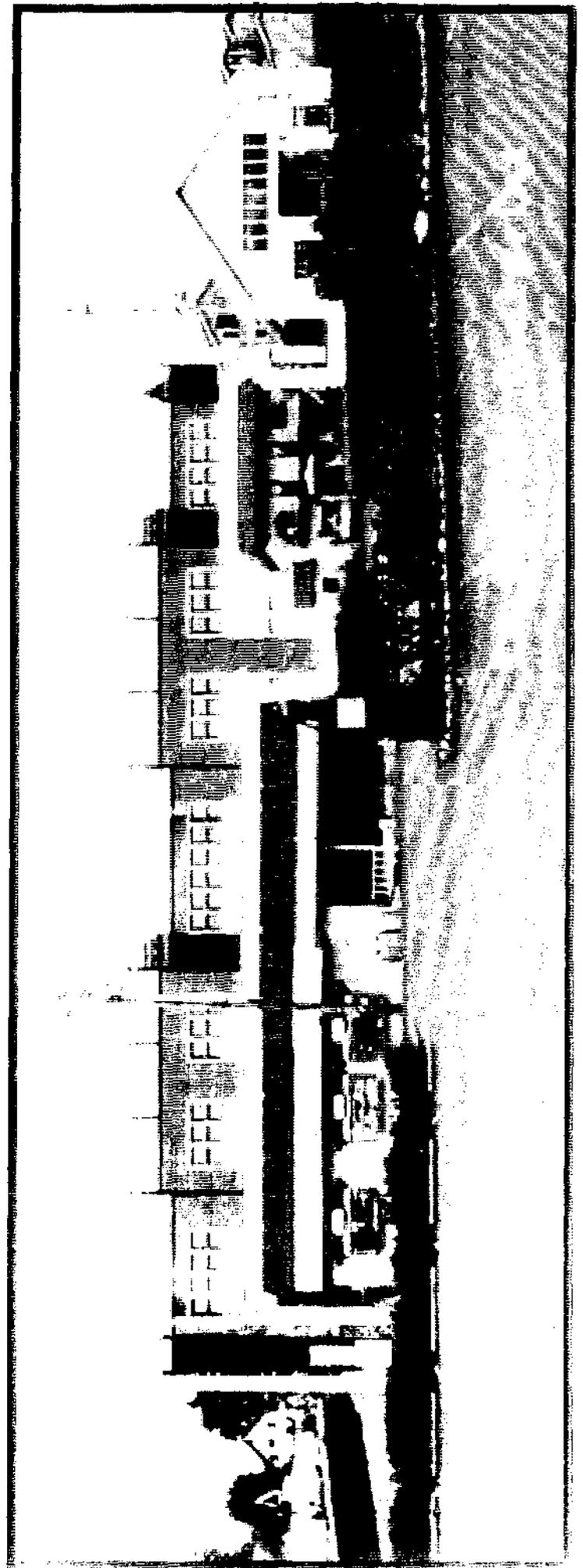


BDR Building
144' width - 10,900 sf footprint





Harbor Landing (DB) Downtown Business District



SnapShots

Anglers Become Buzz Bait



TWO TEXAS BASS ANGLERS got to star in their own personal horror movie one day last fall while fishing Choke Canyon Reservoir near the town of Three Rivers.

After a good day on the water, buddies Jim Symcox and Sean Burchell decided to fish one last spot, a tank dam in the middle of the reservoir, before heading back to the dock.

But instead of tangling with large-mouths, the duo encountered a massive swarm of bees. Symcox told the Associated Press, "As we set up on the dam, Sean says, 'What is that sound?' and we looked up and there was a black cloud of bees. ... You couldn't see the sky."

Within 15 seconds the boat was covered. Then the bees started landing on the two fishermen. The insects were so numerous that Burchell lost his human shape, Symcox said.

After 15 minutes Symcox risked moving his foot to his trolling motor control. As the boat picked up a bit of speed, the bees started flying away.

Neither man was stung.

