

## GIG HARBOR CITY COUNCIL MEETING OF MAY 14, 2007

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

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

**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 the City Council Meeting of April 23, 2007.
2. Correspondence / Proclamations: a) Proclamation - Tourism Month b) Proclamation – Kinship Caregiver Day.
3. 45<sup>th</sup> Avenue & Briarwood Pedestrian Improvements Phase 2 – Bid Award.
4. 45<sup>th</sup> Avenue & Briarwood Pedestrian Improvements Phase 2 – Materials Testing Contract.
5. On-Call Development Review - Consultant Services Contract.
6. Resolution – In-car Video Camera Purchase - Sole Source Designation.
7. Sanitary Sewer and Stormwater Facilities Easement and Maintenance Agreements.
8. Liquor License Application: Harbor Greens.
9. Liquor License Assumption: Hy lu Hee Hee.
10. Liquor License Renewals: Target; Puerto Vallarta; Round Table Pizza.
11. Liquor License Application in Lieu of Current: Brix 25 Restaurant.
12. Approval of Payment of Bills for May 14, 2007:  
Checks #53536 through #53695 in the amount of \$550,058.57.
13. Approval of Payment of Payroll for April:  
Checks #4650 through #4679 and direct deposit entries in the amount of \$291,754.86.

Mayor Hunter announced that items number three and four should not have reference to 45<sup>th</sup> Avenue as it was not included in the contract.

**MOTION:** Move to approve the Consent Agenda as amended.  
**Franich / Ekberg** - unanimously approved.

### **OLD BUSINESS:**

1. Second Reading of Ordinance – RB-1 Text Amendment. Jennifer Kester, Senior Planner, presented the background on this ordinance that would allow multiple buildings up to 5,000 square feet on lots zoned RB-1.

Councilmember Franich repeated what he said at the last meeting that it was inappropriate to move forward on this amendment until it was determined whether or not the RB-1 parcels are correctly zoned.

**MOTION:** Move to adopt Ordinance No. 1083.  
**Payne / Young** – five voted in favor. Councilmembers Franich and Dick voted no.

Mayor Hunter was asked to recognize two people in the audience who were present to speak on the proclamation for Tourism Week; item number two on the Consent Agenda.

Tracey Nelson – Tacoma Convention and Visitor Bureau. Ms. Nelson said that they appreciate their relationship with Gig Harbor as partners in destination marketing. She thanked Council for the recognition of Tourism Week, and gave a brief explanation of several of the benefits of tourism.

Randy Fortier – General Manager of the Inn at Gig Harbor. On behalf of the 50 employees of the Inn at Gig Harbor, others in the hospitality related industries and marketers; Mr. Fortier thanked Council for the proclamation that recognizes the importance of tourism to this community. He thanked them in advance for continued support in selling this as a destination.

2. Second Reading of Three Ordinances – Adopting Text Amendments Recommended in Phase 1a of the Design Review Process Improvements Initiative (ZONE 07-0016, 07-0017 and 07-0018). Jennifer Kester presented three ordinances that will adopt recommendations from Phase 1a of the Design Review Process Improvement Initiative. She described the three ordinances and asked for separate motions for each. Ms. Kester said that she could make specific note for the Planning Commission to look at the language regarding tree-topping as part of their tree-retention standards.

**MOTION:** Move to adopt Ordinance No. 1084 Amending Noticing Requirements for the DRB Meetings.  
**Young / Payne** – unanimously approved.

**MOTION:** Move to adopt Ordinance No. 1085, Single-family and duplex dwelling setback requirements.  
**Young / Payne** – unanimously approved.

**MOTION:** Move to adopt Ordinance No. 1086 Amending Landscaping Requirements.  
**Young / Payne** – unanimously approved.

3. Second Reading of Ordinance – Grease Interceptor/Trap Rules and Regulations. Darrell Winans, Wastewater Treatment Plant Supervisor, explained that concerns expressed at the last meeting have been addressed in this ordinance and offered to answer questions.

**MOTION:** Move to adopt Ordinance No. 1087 as presented.  
**Young / Conan** – unanimously approved.

Mr. Winans thanked Dave Brereton, John Vodopich, Carol Morris and other WWTP staff members for their assistance in getting this adopted.

## **NEW BUSINESS:**

1. Pierce Transit Park & Ride and Walking Bridge Report. Mayor Hunter invited members of Pierce Transit to present their information.

Tamara Jenkins – Principal Planner for Pierce Transit. Ms. Jenkins explained that Pierce Transit would like to share their project plans and to get feedback about the design. She thanked John Vodopich, Steve Misiurak, Emily Appleton, and Matthew Keough for their support relating to this project. She then gave a brief project overview using a PowerPoint Presentation to illustrate both the location and the designs for the proposed Netshed and Schooner concepts.

Councilmember Kadzik thanked Ms. Jenkins, adding that he understands that the request for feedback is a courtesy, and that Pierce Transit has no mandate to come to the city at all. He explained that he put together his own PowerPoint Presentation for the purpose of opening dialogue and for illustration. He mentioned that a pedestrian bridge would compete with the view of the Olympic Mountains on a clear day.

Councilmember Dick asked if the placement of the walking bridge would preclude a future Hunt Street crossing and if the right-of-way for Hunt Street had been vacated. Councilmember Young mentioned that the Hunt Street Crossing had been removed from the Six-Year Transportation Improvement Plan.

Ms. Jenkins explained that the placement of the bridge had originally been further north, but talks with Peninsula Lutheran Church and WSDOT resulted in the relocation. She said that city staff told them that the Hunt Street Crossing had been removed from the transportation plan and replaced with the pedestrian crossing. She said that they are currently working with Planning and Engineering on what would be needed at the end of Hunt Street to facilitate the project which may be a potential street vacation.

Councilmember Franich said he questions the wisdom of the location of this project. He said that the Purdy Drive on-ramp is a busy area with an existing park-n-ride lot and affordable, available property, but this site was chosen. He stressed that the least obtrusive design would be best.

Ms. Jenkins offered more information on the cost of the project per stall and deferred the question of placement of the project to John Hubbard.

John Hubbard – Construction Project Manager. Mr. Hubbard explained that the entire corridor was studied for options large enough to accommodate the number of required parking spaces. This site was best because the facility feeds from both sides with existing parking spaces and a lot of access. He referred to the concept as “a string of pearls” meaning that this is likely the first of several along this corridor. He mentioned that they sought development partners that could make use of the parking spaces during off-hours, but were not successful. He further explained that this site and design allows more efficiency by avoiding delays in exiting the freeway, around to the Kimball

Drive site, and then back onto the freeway. He said that another challenge is working with the center location of the HOV lanes. One option considered is called a “Texas-T” where the HOV lanes bridge up and across to an off-site transit center. He said that the pedestrian bridge is a less expensive and a more convenient option.

Councilmember Franich asked what the response from the Design Review Board on the design. Mr. Hubbard responded that they were not excited about the tent structure and asked for something less obvious. That is why they came up with an alternative with cues from the community. When presented to the community, there has been a balanced response. He said that they envisioned the project to be a gateway to Gig Harbor and that is why it needed something with some character. He said that they are here to find out what direction the Council would like to send them.

Councilmember Franich then asked if any thought had been given to an uncovered walkway. Mr. Hubbard showed uncovered examples that are less expensive and less attractive, adding that they wanted weather protection for their passengers.

Jim Pasin – 3212 50<sup>th</sup> St. Ct. Mr. Pasin said that he is speaking as a private citizen, not as a member of the Design Review Board. He voiced concerns with the buffering of the parking lot from the adjacent residential area and for the Highway 16 Corridor. He explained that we have been trying to protect the enhanced corridor and this project will reduce the buffering even further. He then said that the Hunt Street Crossing is critical and the city would be foolhardy to allow a project that precludes that from every happening. Mr. Pasin then voiced concern that when the project isn’t built correctly, future widening of Highway 16 will be problematic. He continued to say that the city has lost two car dealerships because they were not allowed to remodel due to signage and buffering rules, but yet, now we are allowing a 500-car parking lot to be constructed. He said that Council needs to have discussions with Pierce Transit about these concerns. He thanked Councilmember Kadzik for an e-mail that had been written.

Steve Lynn – Co-owner of Water to Wine. Mr. Lynn said that he frequents the Denver International Airport where he has seen what has been nicknamed “The Circus” and does not resemble the intended interpretation of snow covered mountains. He said that the proposed sails on the pedestrian crossing are really huge structures and out of context without water. The same is true of the netshed concept, which is too large and resembles garages. He said that from an aesthetic standpoint, either example is undesirable, adding that the example from Bothell is more utilitarian, but less intrusive. He recommended something less obvious.

Harris Atkins – 3131 AnnMarie Court. Mr. Atkins thanked Pierce Transit for their efforts to work with the city and to create a project that is compatible. He voiced two concerns; the first is when an attempt to compliment or embellish the characteristics of a community goes too far and it takes on a Disneyland approach. He said that he prefers a simpler approach that utilizes color and material to be compatible with the community. He said that his second concern is the location. There is no direct access to either interchange and will result in increased traffic in established communities. He said that if

most of the ridership comes from further up north on Highway 16, it would make more sense to locate it closer to an interchange further north.

Rick Gagliano – no address given. Mr. Gagliano said that he too is speaking as a private citizen, and not as a member of the Design Review Board. He said that he heard a comment from a fellow DRB member that this is a “big city project.” He responded to the comment from Pierce Transit on this project being one of a “string of pearls” saying that this first decision is extremely important. He stressed that a theme concept is very risky but the utilitarian concept is potentially boring. Mr. Gagliano agreed that the theme concept is too far away from the water to connect. He suggested carrying over the existing architecture in the Park and Ride to the project. He also suggested bringing plants up into the structure as a potential to bring green across the skywalk. If this concept doesn’t capture what is desired, then because it is such an important project, he recommended a design competition to solicit ideas from other sources.

Nick Mullen – 9310 Driftwood Cove NW. Mr. Mullen said that he agreed that the designs are too intrusive. He said that his primary concern is the Hunt Street Overpass. He said that there are traffic issues that need to be resolved and he is concerned that this project would stop the city from this crossing. This should be considered before moving forward.

Mayor Hunter said that Council needs to review the Hunt Street Corridor issue due to the traffic problems. He said that giving up the ability to construct a crossing would be a mistake.

Councilmember Young explained that this project was removed from the plan because it couldn’t be constructed within the six-year window. He said that at some point, there will have to be a crossing at this location, most probably an underpass, and some of the pedestrian overpass equipment may interfere with this. He said that he would not support a vacation of Hunt Street. He thanked everyone for their comments, adding that he too prefers a more understated approach. He voiced appreciation for the effort made by Pierce Transit. He said that trying to mimic what already exists in the harbor takes on a different feel and suggested a more utilitarian approach with vegetation in order to be more acceptable and to save money.

Councilmember Payne thanked Councilmember Kadzik for raising the issue. He also thanked Pierce Transit for being community-friendly on this project. He voiced concern that Councilmembers didn’t realize that this would preclude the Hunt Street Crossing, stating that we need to be responsible well in advance of this type of presentation. He said that he appreciates the comments from members of the Design Review Board, speaking under their own accord, and agreed that a more simplistic design is preferred. He asked Council to consider how an overpass over Hunt Street would relieve traffic concerns. He said that he isn’t sure he sees that.

Councilmember Ekberg also thanked Pierce Transit. He said that due to topography, a crossing at Hunt would be an underpass rather than an overpass. He said he would rather see the pedestrian walkway move further north and agreed that screening is extremely important. He said that he agrees with the idea of carrying over the architecture from the existing Park and Ride, and adding vegetation rather than just constructing a concrete, utilitarian crossing. He continued to say he supports the inline station, as it makes sense for future bus use.

Councilmember Dick admitted that he didn't recognize the location and that the buttresses would be in the middle of the Hunt Street Crossing which is vital because it is one of the few places that there is a street on either side of Highway 16 that could become a throughway. He suggested a more northerly location for the pedestrian walkway. Councilmember Dick explained that he uses the bus system several times a week, and the central station will dramatically improve the service. He said that it is a great opportunity and will take the load off the backups. He said that he appreciates Pierce Transit's effort, adding that he too prefers a less dramatic visual appearance.

Councilmember Franich asked about a timeline. Mr. Hubbard responded that these comments may have affected the timeline a bit. He said that he appreciates the time taken on this issue tonight. He explained that the buffers do not show up on the drawing, but have been addressed per the Design Review Board's direction. Additional buffering may also be added on the Kimball Drive side. Mr. Hubbard stressed that Pierce Transit was encouraged to locate the project at the Hunt Street location by the previous Mayor and City Administrator because the city could never afford a vehicle crossing at this site. He said that he hears a different direction now. He said that they hoped to have the project ready for use in 2009. They will go back to the drawing board and do some rework.

Councilmembers apologized that this had never come to them prior to now, or they would have voiced their concerns previously. Councilmember Franich said that there was a letter from Mayor Wilbert on the Consent Agenda several years ago.

Mayor Hunter said that staff will continue to communicate with Pierce Transit, and recommendations will be brought to the Operations Committee.

2. First Reading of Ordinance - Ordinance Passing Procedures. Carol Morris, City Attorney, presented the background on this ordinance that would allow Council to adopt an ordinance on its introduction without going through the emergency adoption procedure. She said that the ordinance also describes the statutory procedure to amend development regulations or a comprehensive plan at Council's request.

Councilmember discussed when this ordinance would be appropriate. Ms. Morris was directed to add "site specific rezones." This will return at the next meeting for a second reading.

3. First Reading of Ordinance – Parks Commission Meeting Date. Rob Karlinsey, City Administrator, explained that when the Parks Commission was established by code, it included meeting times and dates of twice a year. This is a housekeeping ordinance that allows these meeting dates to be set by resolution. He added that the resolution will be considered later in the agenda. This will return for a second reading at the next meeting.

4. Public Hearing and First Reading of Ordinance – Traffic Concurrency Transfer. Steve Misiurak, City Engineer, presented the background on this ordinance that allows transfer of trips from one property to another. He pointed out that there is a provision that the sending property may transfer trips one time only and are limited to a maximum of 25 trips. It was explained that this allows a conservative approach to this process until any ripple effects could be determined.

Councilmembers asked for clarification of both versions of the ordinance, Alternate A and B. Mayor Hunter opened the public hearing at 7:22 p.m.

Ray Schuller – 1051 Pacific Avenue, Tacoma, WA. Mr. Schuller, Chairman of the Board, Boys & Girls Clubs of South Puget Sound, said that they would like to build a club here, and this ordinance should serve the purpose. He explained that the problem with Alternate B is that they don't own the site, but they have a 50-year lease. He spoke to Alternate A, and recommended adoption of this ordinance as soon as possible to allow them to move forward.

Jennifer Kilmer – 4218 Harborview Drive. Ms. Kilmer, representing the Gig Harbor Peninsula Historical Society, expressed her appreciation for the effort to find creative solutions to the traffic challenges in Gig Harbor North and how it impacts some of the large projects going on. She urged Council to adopt one of the ordinances as it would provide a significant boost to the Harbor History Museum project. She gave an overview of the traffic analysis as a result of their project, adding that if the transfer is allowed, it would result in a net reduction of six P.M. trips in the same corridor. She further explained that this would allow them to sell the property on Burnham Drive, resulting in a two million dollar boost to the capital project for the History Museum. She stressed that the timing of the passage of the ordinance is critical for the sale of the property and to allow them to move forward with the scheduled groundbreaking on July 13<sup>th</sup>.

Bud Wagner – 4204 27<sup>th</sup> Ave NW. Mr. Wagner, Vice-president of Marketing for Franciscan Health System, referred to the letter from Laure Nichols regarding the amendment to the code allowing the sale of transportation capacity reservation certificates. He gave an overview of the letter, stressing that FHS is an avid supporter of the Boys and Girls Clubs as well as the Historical Society. He said that they look forward to improved services for area youth as well as senior citizens. They applaud the City Administration and Council for providing this type of leadership and creative problem-solving to keep this project moving forward. He said that Saint Anthony's will help to address the unmet needs of the growing community and contribute to the quality

of life on the Peninsula. He requested that any developer be required to participate in traffic mitigation that may be appropriate beyond those associated with the traffic certificates that they have purchased. They should be required to pay their fair share towards traffic problems that exist today regardless of when they purchased their certificates and any mitigation attached.

Councilmember Franich asked for clarification on language in the letter submitted by Ms. Nichols regarding CRCs. John Vodopich responded that he thinks that they are referring to the Olympic Property Group's excess capacity associated with the Harbor Hill Plat. This ordinance would allow a property owner to transfer or sell capacity to another so that they could begin the process. Franciscan Health Systems is suggesting that even though the traffic certificates were issued prior to 2005, the developer should still be required to pay a prorated share of interim improvements that the hospital is being required to pay. Mr. Vodopich said that through the land use or SEPA process, additional traffic mitigation could be imposed. He added that in the development agreement for Gig Harbor Estates this amounts to approximately \$16,000 per lot.

Carl Geist – 3709 Picnic Point. Mr. Geist, Co-chair of the Campaign for the Boys and Girls Club in Gig Harbor, said that they have been planning for this for five years. The city has participated and encouraged this project, added a senior center to the club, and appropriated money to support the club. No one could have foreseen the issue of the club creating 12-13 peak hour trips. He said that they would like to move forward, Alternate A would provide a solution, and asked Council to adopt the ordinance as quickly as possible.

The public hearing was closed at 7:35 p.m.

After discussion, Staff was asked to bring both versions back for the second reading.

5. Public Hearing and Resolution – Development Agreement / Gig Harbor Estates. Steve Misiurak presented this agreement that specifies the methodology and timing sequence for the Developer to pay a fair pro rata share towards the transportation improvements located at the Borgen/Canterwood Boulevard/SR 16 Interchange.

Mayor Hunter opened the public hearing at 7:37 p.m. No one came forward to speak and the public hearing closed at 7:37 p.m.

**MOTION:** Adopt Resolution No. 710 authorizing the Mayor to approve the Supplemental Development Agreement by and between the City of Gig Harbor and Harbor Estates LLC for the Gig Harbor Estates Development.  
**Payne / Kadzik** – unanimously approved.



6. Master Fee Resolution. Mayor Hunter said that there had been additions to the fee schedule to add copying costs: 8-1/2 x 11 black and white would be .15 each and 8-1/2 x 11 in color would be .25.

John Vodopich explained that the land-use planning fees had not been updated since 1998. The City Attorney recommended one comprehensive fee schedule that could be updated on a regular basis. The schedule has been presented to both Operations and Public Project and the Planning and Building Committees. He said that there is an 11x17 sheet in the packet that compares the existing fees with the proposed increase, as well as what other jurisdictions are charging.

Councilmember Conan recommended keeping on top of updates to the schedule. He voiced concern that a conditional use permit jumped from \$450 to \$3000. He said that he would like to see a scale in which it would be a lower amount for a tenant improvement, small projects, and accessory dwelling units. This would be better for a small business and would take less staff time.

Mr. Vodopich offered options: one based on total project cost and the other to break it down similar to residential levels. Councilmember Kadzik agreed that there are several conditional uses that do not justify a \$3000 fee.

Councilmember Young asked if Accessory Dwelling Units could be exempted from building permit fees. Mr. Vodopich suggested Single-family Residential and Accessory Dwelling Units = \$500; Existing Business = \$1000; New Businesses = \$3000. Councilmember agreed to these fees.

Councilmember Dick asked why copy services are included. Ms. Morris explained that these are documents that are requested regularly at the counter and it is helpful to have the information in one place. She said that these fees also exist in a separate resolution that meets the public records requirements. She said that we could ensure that the fees are the same in both.

Councilmember Franich asked about the increase in sign variances. Mr. Vodopich responded that it correlates with both staff time and Hearing Examiner time. He continued to explained that a conscious decision was made to keep appeal and reconsideration fees low to avoid discouraging people from filing. He said that this fee resolution could be estimated to result in an additional \$300,000 in revenue for the fiscal year, adding that it is difficult to ascertain parity.

Councilmember Payne asked about the process to determine the fees. Mr. Vodopich gave an overview for how the fees were established by considering the cost of the Hearing Examiner contract, advertising costs, and staff time. As the permit tracking software develops a history, it will help us to compare data to update the fee schedule. This will be done by the Community Development Director on an annual basis.

Councilmember Kadzik recommended that this become an annual agenda item at the beginning of each year.

**MOTION:** Move to adopt Resolution No. 711 with the copying charges recommended by staff.  
**Ekberg / Young –**

**MOTION:** Move to amend the fees for a Conditional Use Permit to: Single-family Residential and Accessory Dwelling Units = \$500; Existing Business = \$1000; New Businesses = \$3000.  
**Conan / Payne -** unanimously approved.

**MAIN MOTION:** Move to adopt Resolution No. 711 with the copying charges recommended by staff.  
**Ekberg / Young –** unanimously approved.

7. Public Works Trust Fund Agreement. Steve Misiurak presented this agreement for authorization for pre-construction loan money for engineering for the Wastewater Treatment Plant Improvements and Outfall Extension projects. He noted the low interest on the loan, adding that they have also applied for construction loans and should rate high on the approval list.

**MOTION:** Move to approve the loan agreement as presented.  
**Young / Conan –** unanimously approved.

8. Resolution - Claims Agent. Carol Morris explained that the state legislature changed the procedure for receiving damage claims for tort actions. This resolution identifies the person to receive damage claims.

**MOTION:** Move to adopt Resolution No. 712 as presented.  
**Young / Conan –** unanimously approved.

9. Resolution - Public Noticing Resolution. Ms. Morris then presented this resolution that establishes the procedure to notify the public of upcoming City Council, Committee, Board and Commission meetings.

Councilmember Dick asked if any distinction was being made between regular and special meetings. Ms. Morris explained that special meetings were not addressed because state law addresses these requirements in the Open Public Meetings Act. That way we will always refer to the latest RCW rather than an outdated resolution. This resolution does not provide for special meetings. She explained that RCW 35.12.160 only requires the city to establish a procedure for notifying the public of upcoming hearings and preliminary agendas. State law doesn't require any particular procedure, only the establishment of a process. She offered to insert language to specify that this procedure doesn't apply to special meetings.

**MOTION:** Move to adopt Resolution No. 713 as presented.  
**Young / Conan** – six voted in favor. Councilmember Dick voted no.

10. Resolution - Establishing Meeting Dates for Council Committees, Boards, and Commissions. Rob Karlinsey explained that the city is required by the Open Public Meetings Act to establish meeting dates for its Council, Committees, Boards and Commissions. The attached resolution established some proposed dates and times that allow some predictability. The City Clerk explained how a cancellation would be noticed.

Councilmember Kadzik stressed the importance of timely notice of cancellations.

**MOTION:** Move to adopt Resolution No. 714 as with Resolution No. 713 inserted in the blank.  
**Young / Conan** – unanimously approved.

11. Proposed Annexation – Burnham/Sehmel. John Vodopich presented this annexation that came before Council back in September. At that time several property owners came forward asking to be included. At Council's direction the area has been expanded out to the Urban Growth Boundary to the West and to the north to include four parcels. The annexation area is now 377 acres, the bulk of which is DOT right-of-way, and with an assessed valuation of over 50 million dollars. He asked Council direction on whether to accept, reject or to modify the boundary of the annexation. He gave an overview of the conditions of the annexation and recommended authorization to circulate the petition to obtain owners' signatures representing 60% of the assessed valuation. Mr. Vodopich referred to a letter from Ms. Doris Brown asking that her property be excluded from the annexation. If this request is granted, the petitioner would have to recraft the legal description for approval by Pierce County.

Walt Smith – 11302 Burnham Drive. Mr. Smith said that in all practicality, the Horizon West subdivision is city property and should be included for taxation purposes.

Nick Mullen – 9310 Driftwood Cove NW. Mr. Mullen explained that he was part of the original annexation proposal two years ago. He voiced concern with the request of the one parcel to be excluded and further delays. He said that time is money.

John Sharp – Horizon West. Mr. Sharp explained that there is 100% backing from the Horizon West Subdivision for inclusion in the annexation.

Councilmember Payne asked for clarification on why three parcels in the northwest corner were not included. Mr. Vodopich responded that the UGA splits these parcels, and this is not allowed by Pierce County. He clarified that notification had been sent to Ms. Brown.

- MOTION:** Move to accept the Notice of Intent to commence annexation and further authorize the circulation of a petition to annex the subject property to the following conditions:
1. The City shall require that the property owner(s) assume all of the existing indebtedness for the area being annexed;
  2. A wetland analysis report must be submitted together with the annexation petition pursuant to Gig Harbor Municipal Code Section 18.08.090; and
  3. The City will require the simultaneous adoption of Public Institutional (PI), Residential and Business (RB-1 & RB-2), General Business (B-2), Employment District (ED), and Single-Family Residential (R-1) zoning for the proposed annexation area in substantial compliance with the Comprehensive Plan as adopted by City of Gig Harbor Ordinance No. 981.
- Young / Ekberg** – unanimously approved.

**STAFF REPORT:**

Westside Park Master Plan. Dave Brereton, Director of Operations, presented the background information on the latest version and conceptual design for the park located on the west side of Gig Harbor.

Councilmember Ekberg thanked the Parks Commission and Staff for a job well done.

**PUBLIC COMMENT:** No one came forward to speak.

**MAYOR’S REPORT / COUNCIL COMMENTS / COUNCIL COMMITTEE REPORTS:**

1. Commercial Dock Report. Mayor Hunter reported that he has an outline and recommendation of what had occurred starting in 1918 that will be forwarded to the Maritime Pier Ad Hoc Committee.
2. Notes from Maritime Pier Committee Meeting with Downtown Merchants.
3. Notes from Maritime Pier Committee Meeting with the Fisherman’s Club.
4. Minutes from the Operations & Public Projects Committee:
  - a) 3/15/07; b) 3/26/07; c) 4/20/07

**ANNOUNCEMENT OF OTHER MEETINGS:**

1. Operations and Public Projects Committee – Thursday, May 17<sup>th</sup> at 3:00 p.m. in the Engineering/Ops Conference Room.
2. City Council Meeting on Tuesday, May 29<sup>th</sup> due to Monday Holiday.
3. GH North Traffic Options Committee – Wednesday, May 30<sup>th</sup> at 9:00 a.m. in Community Rooms A & B.

Mayor Hunter announced that the charette with WSDOT Engineers and HDR was successful and they came up with three preferred plans for the BB-16 Interchange. By this fall there should be a recommendation to bring forward.

4. Joint Worksession: City Council / Parks Commission – Monday, May 21<sup>st</sup> at 6:00 p.m. in Community Rooms A & B.
5. Community Coffee Event – Tuesday, June 12<sup>th</sup> at 6:30 p.m. at the Civic Center.

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

**MOTION:** Move to adjourn into Executive Session at 8:30 p.m. for approximately 45 minutes to discuss property acquisition per RCW 42.30.110(1)(c) and potential litigation per RCW 42.30.110(1)(i).  
**Payne / Conan** – unanimously approved.

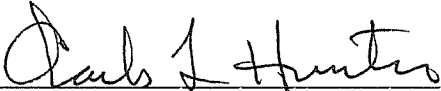
**MOTION:** Move to return to regular session at 9:05 p.m.  
**Conan / Young** – unanimously approved.

**MOTION:** Move to direct the City Attorney to enforce the code violation on Chinook Avenue.  
**Young / Payne** – unanimously approved.

**ADJOURN:**

**MOTION:** Move to adjourn at 9:06 p.m.  
**Conan / Payne** – unanimously approved.

CD recorder utilized:  
Disk #1 Track 1- 28  
Disk #2 Tracks 1- 27

  
Charles L. Hunter, Mayor

  
Molly Towslee, City Clerk