

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – SEPTEMBER 27, 2010

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

CALL TO ORDER: 5:31 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of September 13, 2010.
2. Liquor Licenses: a) Renewals – Fred Meyer; Harvester Restaurant; QFC 864; QFC 886; Bella Kitchen Essentials.
3. Stormwater Capacity Grant Agreement with Dept. of Ecology.
4. Donkey Creek & Austin Estuary Restoration Project – Consultant Services Contract / Murray Smith & Associates.
5. WWTP Digesters #2 & #3 Aeration/Mixing System w/ Support Bridge – Purchase Authorization.
6. Approval of Payment of Bills for September 27, 2010: Checks #64585 through #64696 in the amount of \$874,622.85.

MOTION: Move to adopt the Consent Agenda as presented.
Ekberg / Franich – five voted yes; Councilmember Franich voted no.

PRESENTATIONS:

Netshed Survey Report. Lita Dawn Stanton, Historic Preservation Coordinator, presented information on the recently completed documentation of the city's Historic Net Sheds funded through a Department of Archeology and Historic Preservation certified local government grant.

OLD BUSINESS:

1. Second Reading of Ordinance – Permit Processing Amendment. As a result of discussion at the first reading, Planning Director Tom Dolan gave an overview of proposed amendments to the ordinance.

MOTION: Move to adopt Ordinance No. 1197 with the amendments proposed by staff.
Kadzik / Payne - five voted yes; Councilmember Franich voted no.

2. Second Reading of Ordinance – Adopting Regulations for Second Hand Stores and Pawnbrokers. Chief Mike Davis presented a brief background on this ordinance.

MOTION: Move to adopt Ordinance No. 1198 as presented.
Kadzik / Payne – unanimously approved.

NEW BUSINESS:

1. Introduction and Public Hearing – 2010 Comprehensive Plan Amendments. Senior Planner Jennifer Kester presented the background on two city-sponsored amendments and one private amendment to the Gig Harbor Comprehensive Plan. She added that the applicant for the 96th Street LLC Land Use Map Amendment would like to address Council before the public hearing.

Carl Halsan. Mr. Halsan, agent for the applicant, announced that they would like to withdraw their comprehensive plan amendment at this time. There is more work to be done on the property and they are not ready to move forward.

Ms. Kester then recommended holding the public hearing on the two remaining amendments. After discussion, she presented an overview of the first city-sponsored amendment.

COMP-10-0001: Parks, Recreation and Open Space Element. This amendment would insert goals and policies into the Comprehensive Plan related to parks, recreation and open space. The goals and policies match those contained in the recently adopted 2010 Park Plan.

Mayor Hunter opened the public hearing at 5:51 p.m. No one came forward to speak and the hearing closed.

Ms. Kester presented the second city-sponsored amendment.

COMP-10-0002: Capital Facilities Plan. This amendment includes the annual changes to the City's wastewater, water and transportation improvement plan. In addition, the parks, recreation and open space inventory, analysis and project list is being updated to reflect the 2010 Park Plan.

Mayor Hunter opened the public hearing at 6:02 p.m. No one came forward to speak and the hearing closed.

Councilmember Kadzik formally recognized Harris Atkins, Chair of the Planning Commission, and thanked the group for all the hard work on the Comp Plan.

2. Public Meeting on 72nd Annexation Petition. Tom Dolan presented the background for this proposed annexation of three parcels located north of 72nd Street. He explained the action that Council will need to decide. He noted that the property is designated R-1 and the applicant have indicated that the proposed use is a plat of single-family homes. He further explained that it may be appropriate to expand the boundary of the annexation to include all the properties to the west to Skansie Avenue which would result in a more logical city boundary.

Carl Halsan passed out a draft site plan for the proposed plat that meets the R-1 requirements and illustrates the topographic break relating to the sewer basin designation. He explained that the property owners would like to move forward with this annexation so that the entire plat would be within city limits. He said that they are not interested expanding the annexation boundary which would delay the process; he asked that Council proceed with just the three parcels.

James Tallman gave a brief history of the property which was sold for future expansion of the nearby retirement lodge, but due to the economy, was deeded back to him. He explained that he isn't in the position to hold on to the property for another 10-12 years hoping for a better economy. He said that residential development is a better use for the site; he is interested in annexing these three parcels so there would only be one jurisdiction's requirements and because the project will be served by city utilities.

Jim Young – 7217 43rd Street. Mr. Young, who lives in the adjacent Norwegian Woods Neighborhood, said he would like his neighborhood to be included in the annexation. He said he agreed with the proposed single-family use then asked for clarification on the density if annexed to the city. He said that inclusion of Norwegian Woods should only take a couple of weeks to determine and if his neighbors aren't interest, then the proponent can move forward without them.

Council discussed whether to delay this until the adjacent neighbors could be polled and if this would cause a significant delay. Staff was asked to coordinate with Mr. Young and Mr. Halsan to make contact.

Mr. Halsan said he would do his best to coordinate contact in conjunction with Mr. Young.

Council encouraged this effort and said that if there is less than 60% interest, the annexation will move forward with just the three parcels.

John Holmaas – 7602 Goodman Drive. Mr. Holmaas explained that four acres in their proposed plat are zoned B-1; a valuable commercial designation in a different economy, but they are trying to come up with an efficient use for the property now. He said if Norwegian Woods wants to annex they are welcome to start their own process. He then voiced concern that there would be protest to their project but said they would cooperate with Council's decision.

After further clarification on the zoning, Mayor Hunter closed the public meeting at 6:17 p.m.

Council and staff discussed the sewer basin boundaries and how the property would be served.

Senior Engineer Jeff Langhelm explained that the property is designated to be served by a future Sewer Lift station at the corner of Hunt and Skansie as part of the Rush

Development project. A topography survey could show that the site would be better served by the existing Lift Station #14; this would require a Sewer Comp Plan Amendment.

After further discussion a motion came forward.

MOTION: Move to continue this for two weeks to allow the applicants to explore expansion of the annexation boundary.
Ekberg / Kadzik– unanimously approved.

3. Resolution Fee Schedule Update to Implement Permit Processing Amendments. Senior Planner Jennifer Kester presented the information on this proposed fee update. She explained that the updates will go into effect on January 1, 2011 along with the majority of the permit processing amendments that were just adopted.

MOTION: Move to adopt Resolution No. 843 as presented.
Ekberg / Payne– unanimously approved.

STAFF REPORT:

1. Harborview Drive/Stinson Avenue Water Main Replacement Project – Work Hours and Sequencing. Senior Engineer Jeff Langhelm gave an update on the progress of the project and answered questions.

2. Marine Outfall Project Update. Jeff Langhelm reported that things are going very well with this project. City Administrator Rob Karlinsey invited Council to view the deployment of 2700 feet of pipe this coming Wednesday. Mr. Langhelm described the process to lay the pipe.

PUBLIC COMMENT: None.

MAYOR’S REPORT / COUNCIL COMMENTS:

Councilmember Malich asked for a status update on the Burnham/Borgen Roundabout Construction. Mayor Hunter responded that the contractor is currently working on the striping and hopes to have the project completed by the end of September. Staff was asked to prepare an article for the newspaper and website to help inform the public of the lane changes.

Councilmember Franich explained that he voted no on the Consent Agenda due to the Donkey Creek & Austin Estuary Restoration Project Consultants’ Fee Schedule. He voiced frustration that the hourly rate was excessive and said we should be working at the state level to change the standards.

Councilmember Young announced that the Puget Sound Regional Council Executive Board approved the final EIA for the 520 Bridge. He said that the pontoons are manufactured in Grays Harbor and being floated there.

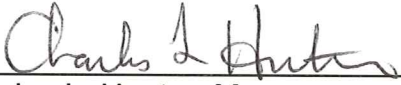
ANNOUNCEMENT OF OTHER MEETINGS:

1. 2nd Annual First Responders Event – Sat. Oct. 2nd from 1:00-4:00 p.m. at the Methodist Church.
2. City Council/Parks Commission Joint Worksession – Mon. Oct. 4th at 5:30 p.m.
3. Intergovernmental Affairs – Mon. Oct 11th at 4:30 p.m.


ADJOURN:

MOTION: Move to adjourn at 7:09 p.m.
Malich / Young – unanimously approved.

CD recorder utilized: Tracks 1002 – 1028



Charles L. Hunter, Mayor



Molly Towslee, City Clerk