

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – OCTOBER 25, 2010

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

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes of City Council Meeting of October 11, 2010.
2. Receive and File: a) Minutes of Joint City Council / Lodging Tax Meeting October 11, 2010; b) Third Quarter GHPD Report.
3. Correspondence / Proclamations: World Orphan Day.
4. Liquor License Action: a) Renewals: Maritime Mart; Marketplace Grille; Blue Cannon Pizza; GH Shell Food; and Qdoba Mexican Grill.
5. Approval of Payment of Bills for October 25, 2010: Checks #64785 through #64913 in the amount of \$1,168,326.13.

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

PRESENTATIONS:

1. World Orphan Day Proclamation – Mayor Hunter asked Luciann Gill Nadeau to come and accept the signed proclamation. Ms. Nadeau spoke briefly about the plight and number of orphans in the world, thanking the city for its support of World Orphan Day.

2. Hanging Flower Basket Program – Mayor Hunter asked Gig Harbor Historic Waterfront Association Director Mary DesMarais to come forward to accept a certificate of appreciation and introduce those in the audience who helped with the watering program this past summer. Councilmember Paul Kadzik commented that he also participated in the program and encouraged others to join. He said that the harbor is a wonderful place at 5:30 a.m.

OLD BUSINESS:

1. Second Reading of Ordinance – 2010 Comprehensive Plan Amendments. Senior Planner Jennifer Kester presented this ordinance adopting two, city-sponsored amendments.

MOTION: Move to adopt COMP 10-0001: Parks, Recreation and Open Space Element.
Kadzik / Payne – unanimously approved.

MOTION: Move to adopt COMP 10-0002: Capital Facilities Element.
Kadzik / Payne – unanimously approved.

MOTION: Move to adopt Ordinance No. 1199 adopting two amendments to the Comprehensive Plan.
Young / Malich – unanimously approved.

2. Second Reading of Ordinance Vacating a Portion of Prentice Street - Page. Engineering Tech William Hendrickson presented this ordinance that will vacate a 33 foot portion of Prentice Avenue located in the non-user statute area.

MOTION: Move to adopt Ordinance No. 1200 vacating a portion of Prentice Street.
Payne / Kadzik – unanimously approved.

NEW BUSINESS:

1. First Public Hearing – Harbor Hill LLC Development Agreement. Senior Planner Jennifer Kester presented the background information for this development agreement for 824 residential units that covers approximately 251 acres both north and south of Borgen Boulevard, east of Costco and The Ridge at Gig Harbor. She explained that the proposed development agreement would run for 20 years and would grant certain benefits to the city in exchange for benefits granted to the proponent by the city. She gave an overview of the benefits and staff analysis.

Mayor Hunter announced a five minute recess at 5:47 p.m. to allow staff to prepare an overhead map of the proposed project. Council returned to regular session at 5:50 p.m.

Mayor Hunter then opened the public hearing at 5:55 p.m.

Margaret Lawrence – 4113 119th St. Ct. NW. Ms. Lawrence asked how she could protest this and voiced concern that they are trying to turn Gig Harbor into a slum. She referred to another project off 118th and Peacock and how close the houses are to one another and the length they have remained empty. She said that the economy will pick up but not to the extent to support this type of project. She asked how they could deviate from the requirement for open space then said although she will be out of the country for the November 8th public hearing; she would be willing to chain herself to a tree to prevent this.

Steven Kunkel – 11271 Borgen Loop. Mr. Kunkel, resident of The Ridge for one year, said he isn't against development, but asked for clarification on several items: What the multi-family portions might consist of; location of the retention ponds; if more "rotaries" would be installed; and will the sewer system handle the number of houses. Mr. Kunkle commented that 823 homes with a two car per home average will result in a couple thousand more vehicles trips on Borgen. He referred to the recent power outage

and how traffic came to a standstill. He then asked about how the open space has been reduced from 20% to 15% and how this will impact schools.

Councilmember Franich clarified that the reduction in open space only applies to the business park; not the residential area.

Julia Long – 4209 27th Avenue. Ms. Long expressed concern about the number of unfinished developments already existing in Gig Harbor.

Councilmember Payne responded that this development is based on a 20-year plan and that we wouldn't see 800 new homes immediately.

Ms. Long then said her other concern is density, traffic and the roundabouts. She said she would like to see development evoke more of what we love about Gig Harbor.

John Chadwell, Olympic Property Group – 19245 10th Ave NE, Poulsbo. Mr. Chadwell addressed many of the questions that came up in the public hearing. He explained that quite a bit of thought has gone into this project, stressing that they have taken a very sensitive approach to the traffic issues and in fact, have worked toward minimizing the total number of trips. He stressed that growth is a reality, mandated by the state. He pointed out that the assessed value of the park property being given to the city is more than double the amount of park impact fees they would have otherwise been required to pay, plus the city won't have to wait 20 years to be paid.

In response to the question about the market, Mr. Chadwell explained that they are asking for a 16 phases over a 20-year window because of the current inventory of homes on the market. He added that it would be in late 2012 or it could be even later. He emphasized that the completed project meets all standards for density. Mr. Chadwell acknowledged staff and the Planning / Building Committee for their time and energy spent on this and encouraged attendance at the November 8th public hearing.

Councilmembers and members of the audience asked Mr. Chadwell additional questions. A recommendation was made for a public meeting to allow the neighbors to obtain more information. Jennifer Kester agreed to work with Mr. Chadwell to get this arranged.

There were no further public comments and the public hearing closed at 6:25 p.m.

Councilmembers asked further questions about multi-family dwellings, phasing of the project and what amendments would be allowed, traffic impacts, rezoning the property, park valuation, model homes, and how the lower population allocation numbers.

Mr. Kunkle asked how the citizens can continue to be involved. He was advised that he would be contacted about upcoming meetings.

STAFF REPORT:

City Administrator Rob Karlinsey reported on several topics:

- Dick Bower put on an EOC table top discussion this morning. He said that these are useful to identify follow up items that need to be addressed.
- Update on the Wastewater Treatment Plant project.
- Operations and Public Projects Committee met to discuss the Fishermen's' Pier. A draft conceptual of the parking lot and pier will come to Council on November 8th. Council discussed this further and the option of incorporating a fuel dock was mentioned. Mayor Hunter stressed the need to secure permits and the tight budget. A suggestion was made to see the plan on the 8th then hold a public meeting to obtain input on November 22nd.
- Boundary Review Board voted to approve the County's proposal to form a County-wide flood control district. There is a 30 day appeal period and we will be checking with other cities on whether they plan on appealing and address it in Executive Session.
- Burnham Interchange is nearing completion. A dedication ceremony will be scheduled for either November 5th or the 8th. For safety reasons, this will be conducted in the parking lot at Saint Anthony's.
- There has been a proposal to close Harborview Drive on Tuesday afternoons next summer for the Farmers' Market. We will solicit input from the business and residential community then bring it to Council Committee.

PUBLIC COMMENT:

Anne Knapp – 5810 19th St. Ct. NW. Ms. Knapp, President of the Board of Directors of the Peninsula Art League, gave a brief overview of the organization. She discussed the recent juried art show and the conflict from the one piece that was not allowed to hang in the Civic Center. She voiced concern that an International Juror was brought in to choose the art; this put a blemish on the event. She said it is costly for an artist that is chosen to frame the artwork and to get it to the show. This should be refunded if art pulled from the show, but fortunately a solution was reached to hang the piece in a downtown gallery and allow it to remain part of the judging. She said that PAL loves holding the show in the Civic Center and asked for written guidelines so that this doesn't occur in the future. She said they would like to include the guidelines with the prospectus they send in February.

Mayor Hunter explained the Gig Harbor Arts Commission will be asked to work on it. He said that the Civic Center is a public building and art should be appropriate for everyone.

Arvid Anderson – 475 Camas Drive, Fox Island. Mr. Anderson, member of PAL and Open Studio, said he appreciates the city's support of these organizations and said he was surprised that the juried piece was not allowed to hang. He said that this is a real issue and said he hopes that Gig Harbor doesn't become a city not friendly to art. He referenced the Washington State guidelines regarding obscenity; he stressed the need for guidelines.

Charlee Glock-Jackson – 8450 SE Willock Road, Olalla. Ms. Jackson explained that she is a member of PAL and of the Gig Harbor Arts Commission. She said she is delighted that the city is turning this over to the capable hands of the GHAC. She said she is looking forward to working with staff and the Council on formulating a policy and enforcing it.

Councilmember Franich said working with the Gig Harbor Arts Commission is an important step but it is up to the Council and what they believe represents the community. He added that he hopes that an agreement can be reached.

Councilmember Ekberg agreed that the GHAC was the proper venue for guidelines.

Councilmember Young said he didn't want to spend time on this issue; PAL is a guest in the Civic Center and if good judgment cannot be used then the relationship may end. He said he would like to continue support but common sense has to rule; he doesn't want to police it.

Councilmember Malich voiced surprise that it was pulled automatically and the city being so judgmental. He referenced Florence, Italy and Michelangelo's works.

MAYOR'S REPORT / COUNCIL COMMENTS:

Councilmember Young asked for guidance on responding to the Pierce County Regional Council regarding population allocation. The choice is to support the County's requested increase from the GMCC recommended 60,000 to 100,000 reflecting the existing land use, or heed the Puget Sound Regional Council's warning that the plan could be out of compliance, which could make all of Pierce County ineligible for grant funds. He said the next meeting is in two weeks if someone wishes to give him direction.

Councilmember Malich voiced concern regarding the striping of the new roundabout. He said the arrows are confusing and asked that an inspector take a look before the project is accepted.

Councilmember Ekberg added that Senior Engineer Emily Appleton reported that the big signs are ready yet and they are re-studying the smaller roundabout to change channelization. They are aware of the problems and are working on it.

Councilmember Malich said that he actively asked attendees of the Film Festival if they were staying in hotels in Gig Harbor. He was please to report that several were staying

as a result of this festival. He said that the attendance to this classy operation has doubled.

Councilmember Kadzik addressed closing Harborview Drive for Halloween. He asked that adequate cones be used to alert people to the dangerous areas and construction hazards. Rob Karlinsey responded that due to the weather, Pape won't be out of the area but the equipment will be moved out and warning devices will be put up.

Mayor presented the 2011 Proposed Budget and announced the upcoming public hearings on November 8th and 22nd.

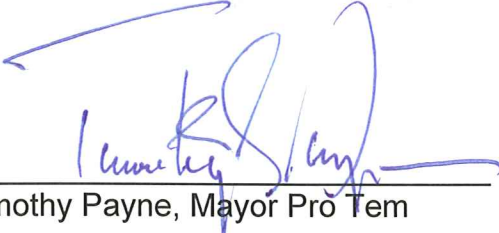
ANNOUNCEMENT OF OTHER MEETINGS:

1. Budget Worksession I – Mon. Nov 1 at 5:30 p.m.
2. Budget Worksession II – Tue. Nov 2 at 5:30 p.m.

ADJOURN:

MOTION: Move to adjourn at 7:39 p.m.
Franich / Malich – unanimously approved.

CD recorder utilized: Tracks 1002 – 1015



Timothy Payne, Mayor Pro Tem



Molly Towslee, City Clerk