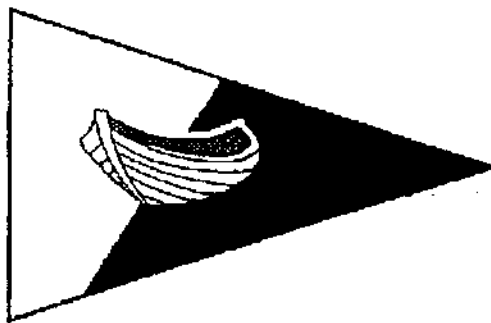


**GIG HARBOR
CITY COUNCIL MEETING**



July 24, 1995

7:00 P.M., CITY HALL COUNCIL CHAMBERS

AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
July 24, 1995 - 7:00 p.m.

PUBLIC COMMENT/DISCUSSION:

SPECIAL PRESENTATION:

Pierce County Jail Services and Capacity Recommendation - Andrew Neiditz.

PUBLIC HEARING:

Six Year Transportation Plan.

CALL TO ORDER:

APPROVAL OF MINUTES:

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. Resolution - Six Year Transportation Plan.
2. Award of Contract for Street Striping - Apply A Line, Inc.
3. Parks and Recreation Impact Fee Program.
4. Impact Fee Programs, Citizens Committee.
5. Water Intertie with Harbor Water Company.
6. Vernhardson Street/Goodman Avenue Overlay Contract Award.
7. Chapel Hill Presbyterian Proposed Expansion.
8. Howard Dahl - Rezone.
9. Regulatory Reform Act -- I-164.
10. First Reading - Ordinance Adopting Changes to City Traffic Code.
11. Liquor License Renewals: Captains Terrace; Emerald Star; Hunan Garden; Kinza Teryaki; and Green Turtle.

MAYOR'S REPORT:

COUNCIL COMMENTS:

STAFF REPORTS:

Tom Enlow, Finance Director - Quarterly Report.

ANNOUNCEMENT OF OTHER MEETINGS:

APPROVAL OF BILLS:

EXECUTIVE SESSION: For the purpose of discussing pending litigation and potential litigation.

ADJOURN:



Pierce County

Office of the County Executive

930 Tacoma Avenue South, Room 737
Tacoma, Washington 98402-2100
(206) 591-7477 • FAX (206) 596-6628

June 8, 1995

DOUG SUTHERLAND
Executive

FRANCEA L. McNAIR
Deputy Executive
Executive Office
of Operations

RECEIVED

JUN 12 1995

CITY OF GIG HARBOR

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

Re: Jail Services and Capacity Recommendations

Dear Honorable Mayor Wilbert

Handwritten signature/initials

At the last meeting of the Pierce County Cities and Towns Association, Andrew Neiditz from my staff presented our plan and recommendations for increasing our jail capacity. As you know, this issue is of vital importance to all cities and towns throughout the County.

We agreed to schedule separate meetings with each city and town council so that every councilmember can become involved in this issue.

Accordingly, my office will be calling shortly to schedule a presentation. Thank you in advance for your support and cooperation.

Sincerely,

Handwritten signature of Doug Sutherland

Doug Sutherland
Executive

PATRICK KENNEY
Executive Office
of Administration

ANDREW NEIDITZ
Executive Office
of Public Safety

DAISY STALLWORTH
Executive Office
of Community and
Human Services

HUDSON STANSBURY
Executive Counsel

BIL MOSS
Special Assistant
to the Executive

BARBARA GELMAN
Assessor-Treasurer



Printed on recycled paper

CATHY PEARSALL-STIPEK
Auditor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JULY 10, 1995

PRESENT: Councilmembers Picinich, Platt, Owel, Ekberg, and Markovich. Councilmember Platt acted as Mayor Pro Tem.

PUBLIC COMMENT / DISCUSSION:

Jim Boge - 6606 Soundview Drive. Mr. Boge stated that the crosswalks in town, especially the one in front of Jerisich Park, have faded to the point of being unrecognizable, and that this happens every year before being restriped. Mr. Hoppen explained that the public works crew was currently re-stripping the parking stalls, and that the other striping, including crosswalks, has been contracted out to be done with a longer-lasting plasticized material.

Councilman Platt asked that if the crosswalk at the old City Light Building was going to be reinstated. Mr. Hoppen said that it would not.

Councilman Markovich asked if there was any law regarding how a property looks, referring to the proposed Gig Harbor Motel property on Harborview, which has the windows broken out and is overgrown with weeds. Lt. Bill Colberg mentioned that the police department has had a problem with teenagers spending the night in the abandoned building. Carol Morris said that Uniform Building Code addresses the abatement of dangerous buildings and requiring the property owner to keep the building closed up.

Councilman Picinich stated he had several people approach him also, and had spoken with the property owner, Bob Mitton, and that some effort had been made to clean up the area. He said that he would speak to him again.

Don Rose - Troop #212. Don explained that he is a boyscout earning his "Citizenship in the Community" merit badge, and needed to attend a council meeting and take notes to report back to his troop.

Ron Bentley - 7316 82nd St. Ct. NW. - Mr. Bentley said that in the one month since the inception of the new sign code that visits to their open houses to the Gig Harbor Heights development had dropped. He said that an increase in advertising had not helped. He added that he could count on at least 5 - 10 new prospects in any given weekend, and in the last four weeks, he had no new visitors at the development. He added that in the same time period, other properties located in the county, where additional directional signs are allowed, had not had a decrease in traffic. He said that Craig Marshall, agent for Greyhawk, had also said there was a drop in traffic. Mr. Bentley said builders were having to pay interest on existing buildings that have not been sold, and therefore, were not willing to build additional homes to avoid the risk of not being able to sell them. He asked if it wouldn't be better for the city to collect the permit fees for building, and property taxes on houses, rather than on empty lots. He asked that the Council once again review the recommendations made by the Association of Realtors during the sign code review process to see if they could be adopted into the code because the current code is not working.

Councilman Picinich commented that he had seen two properties close in Greyhawk, with earnest money being placed on a third property, all within the last month. He said all the blame for the lack of sales was being placed solely on the sign code, when people have told him other factors should be considered, such as changes in the school district, the economy, and the bridge. Mr. Bentley said those factors would affect the whole market in the area, not just within city limits, and stressed that his figures show the decline in real estate traffic inside the city limits since the sign code was passed.

Bill Higgins - 12303 Meridian South, Puyallup. Mr. Higgins stated he is one of the developers for The Heights. He said he had no idea that the sign code revisions could affect his life to the degree it has. He added that if they had known prior to the purchasing and the development of that plat that they were going to be substantially limited in the ability to direct people into the plat, they might have not developed it. He said he might be approaching the issue on a selfish level, and that he understood that others may have taken advantage of the ability to place signs, plus the desire to keep Gig Harbor beautiful, but requested consideration for his own circumstances. He said when they went through the process to develop, they did everything that was requested of them by the City and thought they would have a reasonable chance to market the development. He asked to be allowed to sell what he had developed with the city's approval.

Mayor ProTem Platt asked how many signs would be needed to sell these houses. Mr. Bentley said at the most, five, but they could get by using four, which is two more than currently allowed. Carol Morris advised Mr. Bentley and Mr. Higgins that there is variance procedure in the sign code, and they should explore that option by speaking to the Planning Director.

Bruce Rogers - 2804 Harborview Drive. Mr. Rogers, manager of Murphy's Landing, said thank you for the new Harborview Drive / North Harborview Drive street project, and that he appreciated how difficult it was, but that it looks great. He then asked Council for their help in getting the 1/8 mile of street from the Tides Tavern to the Old Ferry Landing redone. He added that the road has deteriorated, the curbs were falling apart, and since the new restaurant had opened, the added traffic made the road nearly impassable at times. He said that he had worked on the proposed street project that had been voted down by a minority, and asked if the project could again be reconsidered.

CALL TO ORDER: 7:30 p.m.

APPROVAL OF MINUTES:

MOTION: Move approval of the minutes of the June 26, 1995 meeting as presented. Markovich/Ekberg - unanimously approved.

CORRESPONDENCE: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. Insurance Quote - Association of Washington Cities. Mark Hoppen introduced Jerry Spears, who gave an overview of the AWC proposal to the City to supply insurance coverage in the upcoming year. Mr. Hoppen explained that this information would be given to the current insurance broker, Bratrud Middleton, who will return at a later date with a presentation.
2. Resolution - Setting Fees for Photocopying and Transcription Charges. Molly Towslee gave a presentation of this resolution to document cost per copy charges for public documents, which is required by amendments to RCW 42.17.300.

MOTION: Move approval of Resolution #449 as presented.
Markovich/Ekberg - unanimously approved.

MAYOR'S REPORT: None.

COUNCIL COMMENTS: None.

STAFF REPORT:

Lieutenant Bill Colberg - GHPD. Lt. Colberg gave an overview of the current stats and explained that the DUIs are down 44%. He said he felt this was due to an awareness of people and reduction of drinking and driving. He explained he himself puts 50 - 100 mile on the vehicle per night patrolling a 2-1/2 mile loop, and added that crime currently seems to be on a downswing. He added that the officers had been assisting Pierce County and the State Patrol in calls just outside city limits.

ANNOUNCEMENT OF OTHER MEETINGS: None.

APPROVAL OF PAYROLL:

MOTION: Move approval of payroll warrants #11306 through #11423 in the amount of \$176,621.58.
Owel/Ekberg - unanimously approved.

APPROVAL OF BILLS:

MOTION: Move approval of warrants #14329 through #14369 in the amount of \$46,368.58.
Owel/Ekberg - unanimously approved.

MOTION: Move approval of warrants #14416 through #14370 in the amount of \$386,729.36.
Owel/Ekberg - unanimously approved.

EXECUTIVE SESSION:

- MOTION:** Move to adjourn to Executive Session at 7:50 p.m. for the purpose of discussing a claim for approximately 20 minutes.
Picinich/Ekberg - unanimously approved.
- MOTION:** Move to return to Regular Session at 8:03 p.m.
Picinich/ - unanimously approved.
- MOTION:** Move to authorize the payment of the claim by Scott Wittmers in the amount of \$220.00.
Picinich/Owel - unanimously approved.
- MOTION:** Move to authorize the acceptance of \$1300 in the settlement of the Eachus Lawsuit, and authorize the city attorney to sign the stipulated dismissal.
Picinich/Markovich - unanimously approved.
- MOTION:** Move to authorize the city attorney to draft an ordinance for street vacation procedures.
Picinich/Ekberg - unanimously approved.

ADJOURN:

- MOTION:** Move to adjourn at 8:05 p.m.
Platt/Owel - unanimously approved.

Cassette recorder utilized.
Tape 392 Side B 344 - end.
Tape 393 Side A 000 - end.
Tape 393 Side B 000 - 199.

Tape malfunction - recording blank after Council adjourned into Executive Session until adjournment.

Mayor

City Administrator



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS *BY*
SUBJECT: SIX YEAR TRANSPORTATION PLAN
DATE: JULY 11, 1995

INTRODUCTION

We are required to update and adopt the Six Year Transportation Plan on a yearly basis. Please find attached, this year's plan and adopting resolution for your consideration and approval.

BACKGROUND/ISSUES

The following projects are either completed or will be completed by the end of this year and therefore, not included in this year's plan.

- 1) North Harborview Drive
- 2) Harborview Drive
- 3) Vernhardson Street
- 4) Goodman Avenue

This year's plan includes all of the projects on last year's plan, with the exception of the above four projects and the Jerisich Dock Extension project. We are still working on the dock extension project and hope for its completion this year.

The plan outlines three projects for us to work on next year. The construction of the Pioneer Way/Kimball Drive project will begin this year and continue through the first quarter of next year.

The second project we are proposing to work on is Judson Street. We need to complete the missing link of sidewalk on Judson Street. The existing water line is approximately 60 years old and will be replaced with this project.

The third project is the Rosedale Street Improvement project. We are anticipating \$570,000 of grant monies for this project. Once we receive the expenditure authorization from DOT, early in 1996, we would like to start working on the project and complete the construction, not later than October 1996. The project consists of curb, gutter, sidewalk, storm drainage, water line and pavement improvements.

The remaining projects on the list are also carry-over projects from the previous year's plan. They have been prioritized, based upon the conditions of pavement, sidewalk and storm drainage needs.

FISCAL IMPACT

Adoption of the Six Year Plan has no financial impact to the City. Although the projects are prioritized on the plan, the funding status of each project will be discussed at our annual budget time. Depending upon the availability of funds, the Council may choose to fund more or less

projects and in a totally different priority order. We will present our recommendation, during the budget time, in regards to which projects the Council will consider for funding.

RECOMMENDATION

I recommend a council motion to approve the attached Six Year Transportation Plan and the adopting resolution.

City: GIG HARBOR
 City No: 0480
 County No.: 27

Hearing Date July 24, 1995
 Adoption Date July 24, 1995
 Resolution No. _____

P r i o r i t y N o	PROJECT IDENTIFICATION DESCRIPTION OF WORK (Street name or number, Co. road name or number, termini beginning & end. Describe work to be done.)	m a j o r c o d e (s)	T O T A L L E N G T H	F U N C T I O N S	OBLIGATION SCHEDULE				PROJECT COSTS IN THOUSANDS OF DOLLARS						
					Y E A R				FEDERAL			STATE		LOCAL	TOTAL
					1st Annl Elmt	2nd	3rd	4,5 6th	CMA	STP	UATA	TIB		FUNDS	
					8	9	10	11	12	13	14	15	16	17	
1	PIONEER WAY /KIMBALL DRIVE IMPROVEMENTS Grandview Road to Stinson Avenue. - Traffic light construction at Grandview Road and Kimball Drive Intersection. Channelization improvements and repaving. Expansion of existing Park & Ride Lot is also included in this project.	3 ABDFG HIJO	0.15	6	1000						865			135	1000
2	JUDSON STREET IMPROVEMENTS Soundview Drive to Pioneer Way Overall street repair and restoration with Asphalt Concrete Pavement overlay and partial sidewalk construction.	4 ABDF G	0.18	8	178									178	178
3	ROSEDALE STREET City limits to Harborview Drive.- Overall street repair and restoration, curb, gutter, sidewalk, bike lane and water line construction.	4 ABCD EFG	1.40	8	790						570			220	790
4	PRENTICE STREET Burnham Drive N.W. to Fennimore Street Minor widening, enclosed storm drainage, curb, gutter and sidewalk improvements on one side of street.	3 BFG	0.30	9				110						110	110
5	HARBORVIEW DRIVE Soundview Drive to East End of Harborview Drive Minor widening, enclosed storm drainage curb, gutter and sidewalk construction. Replacing or repairing the existing pavement. Street lighting and landscaping will be also included in the scope of this project	4 DFGM	0.33	6	526						439			87	526
6	BURNHAM DRIVE N.W. North Harborview Drive to Harborview Drive Minor widening, enclosed storm drainage, curb, gutter and sidewalk improvements on one side of street	3 BFG	0.35	9				130						130	130
7	REPAIR & RESTORATION OF VARIOUS STREETS This project includes various street and storm drainage improvements on Public Alleys.	34 BCDE				35	35	35	35					110	110
8	EMERGENCY	5 ABD				50	50	50	50					20	20



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

**CITY OF GIG HARBOR
SIX YEAR TRANSPORTATION IMPROVEMENT PLAN NARRATIVE
1996 - 2000**

1) PIONEER WAY/KIMBALL DRIVE IMPROVEMENTS - Grandview Street to Stinson Avenue

The proposed improvements in this project consist of construction of a new traffic light at the Kimball Drive/Pioneer Way intersection, replacement of the existing traffic light at the Grandview/Pioneer Way intersection, channelization improvements on Kimball Drive at the Pioneer Way intersection, asphalt overlay of Pioneer Way, traffic light coordination and expansion of the existing Park & Ride lot.

2) JUDSON STREET IMPROVEMENTS - Soundview Drive to Pioneer Way

The project consists of replacement of the existing water line, construction of sidewalk on both sides of the street, overlaying the existing pavement with asphalt concrete pavement.

3) ROSEDALE STREET - Harborview Drive to West City Limits

The project consists of replacement of the existing water line, construction of sidewalks at least on one side of the street, construction of a bicycle lane, construction of enclosed storm drainage system and overlaying of the street with asphalt concrete pavement.

4) PRENTICE STREET - Burnham Drive NW to Fennimore Street

The improvements with this project include minor widening, enclosed storm drainage system, curbs, gutters and sidewalk construction on one side of the street.

5) HARBORVIEW DRIVE - Soundview Drive to East end of Harborview Drive

The purpose of the project is to rehabilitate and improve the east boundary of Harborview Drive. This project consists of minor widening, enclosed storm drainage, curb, gutter and sidewalk construction. The existing pavement will be overlaid with asphalt concrete pavement. Depending upon availability of funds, brick pavers will be utilized in pedestrian access areas.

6) BURNHAM DRIVE - Prentice Avenue to Harborview Drive

This project proposes to build curbs, gutters and sidewalk along with an enclosed storm drainage system on one side of the street. The project is primarily proposed to address storm drainage and pavement conditions.

7) REPAIR AND RESTORATION OF VARIOUS STREETS

This project proposes to pave various roadway surfaces and to improve storm drainage on various public streets throughout the City.

8) EMERGENCY

0008.190.001
JDW/lfs
05/31/95

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution, and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future City street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years, and

WHEREAS, a public hearing has been held on the said Six-Year Transportation Improvement Program, and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the Six-Year Transportation Improvement Program, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (1996-2001, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this ____ day of _____, 1995.

APPROVED:

MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

CITY CLERK, MARK HOPPEN

FILED WITH THE CITY CLERK: May 31, 1995
PASSED BY THE CITY COUNCIL:
RESOLUTION NO. _____



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS *BY*
SUBJECT: STRIPING CONTRACT AWARD
DATE: JULY 11, 1995

INTRODUCTION

One of the objectives of the Public Works Department is to restripe all of our streets and crosswalks. To achieve this objective, we solicited bids and received one bid from Apply-A-Line, Inc. in the amount of \$10,071.12. The purpose of this memorandum is, to receive your authorization, for the Mayor to award this work to this company.

BACKGROUND/ISSUES

In order keep our roads in safe condition, we must restripe the center lines, fog lines and crosswalks annually. This year we are not going to restripe the crosswalks with paint; instead, we are going to install thermoplastic striping. As outlined in our budget, we feel that the crosswalks will be more visible with the thermoplastic striping. This type of lane marker also lasts longer.

FISCAL IMPACT

We budgeted \$8,500 to complete this work. The bid we received is \$1,500 more than the budgeted amount. We have enough savings from other projects, like North Harborview Drive and Harborview Drive projects, to pay for this difference, from the Street Department. Therefore, the awarding of this contract will not cause any budgetary problems to us.

RECOMMENDATION

I recommend a council motion to award the Street Striping contract to Apply-A-Line, Inc. for \$10,071.12, including all applicable taxes.



APPLY-A-LINE, INC.

106 Frontage Road North • Pacific, WA 98047
(206) 735-3232 • FAX (206) 939-9925

PROPOSAL

Bid: GIG HARBOR STREET STRIPING

Bid Date: 6/28/95

ITEM #	DESCRIPTION	PLAN QTY	UNIT BID	TOTAL BID
1	Fog Line Stripe	68,640 lf	\$.038	\$ 2,608.32
2	Center Line Stripe	15,840 lf	.02	316.80
3	Solid Yellow Stripe	21,120 lf	.04	844.80
4	Solid White Stripe	2,640 lf	.08	211.20
5	Thermoplastic Crosswalk	4,200 lf	1.45	6,090.00

Approximate Total: \$ 10,071.12

Stipulations:

Thank you for the opportunity to quote this project with your company.

Sincerely,

Mike Liljestrom
Estimator

Prices include material, installation, bond, & insurance. Prices good if contract is received within 30 days of award. After 30 days prices must be renegotiated.

UNITED PACIFIC INSURANCE COMPANY

HEAD OFFICE, FEDERAL WAY, WASHINGTON

Bond No. _____

BID BOND

APPROVED BY THE AMERICAN INSTITUTE OF ARCHITECTS

A.I.A. DOCUMENT NO. A-310 (FEB. 1970 ED.)

KNOW ALL MEN BY THESE PRESENTS, that we Apply-A-Line, Inc.

as Principal, hereinafter called the Principal, and the UNITED PACIFIC INSURANCE COMPANY of Federal Way, Washington, a corporation duly organized under the laws of the State of Washington, as Surety, hereinafter called the Surety, are held and firmly bound unto City of Gig Harbor

as Obligee, hereinafter called the Obligee, in the sum of Five Percent of total Amount Bid

-----Dollars (\$ Five Percent), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for 1995 Street Striping

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 28th day of June A.D. 19 95

Mary Mueller (Witness) Apply-A-Line, Inc. (Principal) (Seal) Michael Liljestrom (Title) PRESIDENT

UNITED PACIFIC INSURANCE COMPANY Cindy V. Villasista, Attorney-In-Fact

ADMINISTRATIVE OFFICE, PHILADELPHIA, PENNSYLVANIA

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that RELIANCE SURETY COMPANY is a corporation duly organized under the laws of the State of Delaware, and that RELIANCE INSURANCE COMPANY and UNITED PACIFIC INSURANCE COMPANY, are corporations duly organized under the laws of the Commonwealth of Pennsylvania and that RELIANCE NATIONAL INDEMNITY COMPANY is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called "the Companies") and that the Companies by virtue of signature and seals do hereby make, constitute and appoint Cindy L. Vilfasista, Darlene Jakielski, M.J. Cotton, Steven K. Bush, Nancy J. Osborne, Mike Amundsen, S.M. Scott, Mark A. Jensen, of Kirkland, Washington their true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for and on their behalf, and as their act and deed any and all bonds and undertakings of suretyship and to bind the Companies thereby as fully and to the same extent as if such bonds and undertakings and other writings obligatory in the nature thereof were signed by an Executive Officer of the Companies and sealed and attested by one other of such officers, and hereby ratifies and confirms all that their said Attorney(s)-in-Fact may do in pursuance hereof.

This Power of Attorney is granted under and by the authority of Article VII of the By-Laws of RELIANCE SURETY COMPANY, RELIANCE INSURANCE COMPANY, UNITED PACIFIC INSURANCE COMPANY, and RELIANCE NATIONAL INDEMNITY COMPANY which provisions are now in full-force and effect, reading as follows:

ARTICLE VII - EXECUTION OF BONDS AND UNDERTAKINGS

1. The Board of Directors, the President, the Chairman of the Board, any Senior Vice President, any Vice President or Assistant Vice President or other officer designated by the Board of Directors shall have power and authority to (a) appoint Attorney(s)-in-Fact and to authorize them to execute on behalf of the Company, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and (b) to remove any such Attorney(s)-in-Fact at any time and revoke the power and authority given to them.
2. Attorney(s)-in-Fact shall have power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute deliver on behalf of the Company, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof. The corporate seal is not necessary for the validity of any bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof.
3. Attorney(s)-in-Fact shall have power and authority to execute affidavits required to be attached to bonds, recognizances, contracts of indemnity or other conditional or obligatory undertakings and they shall also have power and authority to certify the financial statement of the Company and to copies of the By-Laws of the Company or any article or section thereof.

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the Executive and Finance Committees of the Boards of Directors of Reliance Insurance Company, United Pacific Insurance Company and Reliance National Indemnity Company by Unanimous Consent dated as of February 28, 1994 and by the Executive and Financial Committee of the Board of Directors of Reliance Surety Company by Unanimous Consent dated as of March 31, 1994.

Resolved that the signatures of such directors and officers and the seal of the Company may be affixed to any such Power of Attorney or any certificates relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company and any such Power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company, in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, the Companies have caused these presents to be signed and their corporate seals to be hereto affixed, this September 30, 1994.



RELIANCE SURETY COMPANY
RELIANCE INSURANCE COMPANY
UNITED PACIFIC INSURANCE COMPANY
RELIANCE NATIONAL INDEMNITY COMPANY

STATE OF Washington)
COUNTY OF King) ss.

On this, September 30, 1994, before me, Janet Blankley, personally appeared Lawrence W. Carlstrom, who acknowledged himself to be the Senior Vice President of the Reliance Surety Company, and the Vice President of Reliance Insurance Company, United Pacific Insurance Company, and Reliance National Indemnity Company and that as such, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as its duly authorized officer.

In witness whereof, I hereunto set my hand and official seal.



Notary Public in and for the State of Washington
Residing at Puyallup

I, Robyn Layng, Assistant Secretary of RELIANCE SURETY COMPANY, RELIANCE INSURANCE COMPANY, UNITED PACIFIC INSURANCE COMPANY, and RELIANCE NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 28th day of June 1995.

Assistant Secretary





City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS *BY*
SUBJECT: PARKS AND RECREATION IMPACT FEE PROGRAM
DATE: JULY 18, 1995

INTRODUCTION

The City Council allocated \$20,000, in our 1995 budget, to develop a Parks and Recreation Impact Fee Program. We have selected The Beckwith Consulting Group to assist us in the development of this program. The purpose of this memorandum is to receive your authorization to award the Professional Services Contract to The Beckwith Consulting Group for developing a Parks and Recreation Impact Fee Program for the City, at a cost not to exceed \$19,379.

BACKGROUND/ISSUES

We solicited a statement of qualifications from consultants. Mr. Ray Gilmore, Planning Director, Mr. Thomas Enlow, Finance Director and myself interviewed three firms. We have prioritized the firms based upon their qualifications and presentation at these interviews.

I began the negotiation process with the most qualified firm. The negotiations were not successful. We then started negotiating with The Beckwith Consulting Group. We have successfully completed the negotiation process with this firm.

One thing we discovered through the interview process, was that we simply do not have enough significant base information to adequately develop an impact fee program. We do not have a Comprehensive Park Plan. Consequently, we do not have very complete Capital Improvement Plan for the Parks.

We have negotiated with The Beckwith Consulting Group to develop a Comprehensive Park Plan, Comprehensive Capital Improvement Plant and Impact Fee Program for the Parks and Recreation for \$19,379.

This particular consultant group has done work for the City in the past. We have been very pleased with the quality of work they have performed for the City on the visioning survey and the Comprehensive Plans. This firm is also experienced in developing Park Impact Fees in Washington State, as they have done such work for the cities of Kent, Bremerton, Mountlake Terrace and Duvall. The firm has also done similar work for the counties of Kitsap and Snohomish. They are currently retained by the Pierce County Parks Department to develop an impact fee ordinance for Pierce County.

POLICY ISSUES

The City of Gig Harbor Parks & Recreation Impact Fee Program will be developed consistent with state laws and the City of Gig Harbor policies. We expect the program will be developed and

submitted to the City Council in November. This schedule is consistent with our budget objectives, to be completed in 1995.

FISCAL IMPACT

Awarding the Parks & Recreation Impact Fee Program professional services contract to The Beckwith Consulting Group for \$19,379 will not have any significant adverse impact on the City budget, as we have budgeted \$20,000 to complete this task.

Once the program is developed, it will generate additional revenues for the City to assist us in maintaining the current level of services for the Parks & Recreation Department. The fee will be developed strictly to offset the impact of new development. The program will not be developed to upgrade our Parks & Recreation standards.

RECOMMENDATION

I recommend a Council motion to award the professional services contract to The Beckwith Consulting Group to develop a Comprehensive Park Plan, Capital Improvement Plan and Impact Fee Program for the City of Gig Harbor Parks & Recreation Department; for a cost not to exceed \$19,379.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS
SUBJECT: IMPACT FEE PROGRAMS, CITIZENS COMMITTEE
DATE: JULY 17, 1995

INTRODUCTION

One of the objectives of the Public Works Department is to develop Transportation and Park Impact Fee programs for the City. We have recently completed the consultant selection process for these programs. It is our desire to work with the Planning Commission to develop such programs. However, the Planning Commission's agenda is extremely busy at this time and there is simply not enough time for these issues, until at least November.

In order to complete these programs successfully, a citizens committee should be established to facilitate the public review process. The purpose of this memorandum is to receive your authorization to establish a citizens committee for the Transportation and Park Impact Fee programs.

BACKGROUND/ISSUES

The City Council allocated \$60,000 in our 1995 budget to develop impact fee programs for parks and streets. We have just completed the consultant selection process to assist us in developing such programs. The work to be produced for these programs should be carefully reviewed through a public review process. Since the Planning Commission's schedule is very busy, we are suggesting that a citizens committee be established to assist us through the review process.

The proposed fee programs will generate revenues for the City to mitigate the impact of new development on our transportation and park programs. These programs are intended to increase our standards, rather than to maintain our current transportation and park levels of standards.

POLICY ISSUES

The state law allows us to develop impact fee programs. These programs were also discussed at length during the development of the 1995 City budget. Such programs, like these, are legal and consistent with the City's policies, in relation to the mitigation of new development's impact on streets and parks.

FISCAL IMPACT

The establishment of a citizens committee has no significant impact on the City budget. The only cost associated with such a committee is the newspaper advertisement fee, requesting interested citizen participation.

RECOMMENDATION

I recommend a Council motion to adopt the enclosed resolution which authorizes the Mayor to establish a citizens committee within certain guidelines.

**CITY OF GIG HARBOR
RESOLUTION NO. 438**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR
AUTHORIZING THE FORMATION OF A CITIZENS COMMITTEE TO DEVELOP
TRANSPORTATION AND PARK IMPACT FEE PROGRAMS.**

WHEREAS, the City of Gig Harbor Planning Commission, in its role as the citizens land-use advisory commission for the City of Gig Harbor, needs to allocate sufficient time to accomplish assigned tasks for 1995; and,

WHEREAS, the Planning Commission's work schedule for 1995 requires that several tasks be accomplished within the first nine months of the year; and,

WHEREAS, an efficient and timely method of accomplishing multiple planning tasks is the use of planning commission subcommittees and/or ad-hoc citizens technical/advisory committees; and,

WHEREAS, the development of design guidelines should be undertaken by a group of interested citizens who have varied experience, backgrounds and interests in the development of impact fee programs for parks and streets,

WHEREAS, an impact fee technical committee should represent the citizens of the City of Gig Harbor and the affected community.

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

Section 1 Formation of Impact Fee Technical Committee. There shall be formed an ad-hoc committee (Impact Fee Technical Committee) to develop Transportation and Park Impact Fees for presentation to the City of Gig Harbor Planning Commission. The Mayor shall provide public notice on the formation of the adhoc committee and shall request interested citizens to submit a statement or letter of interest which includes relevant expertise. A statement or letter of interest must be submitted by no later than August 9, 1995. The City Council shall review all letters of interest submitted and, following review at a special meeting, shall submit its preference to the Mayor. Membership shall be by appointment of the Mayor and by approval of the City Council, by no later than August 21, 1995.

Section 2 Representation on the Impact Fee Technical Committee. The Impact Fee Technical Committee shall be composed of the following:

- ♦ Two members of the City of Gig Harbor Planning Commission.
- ♦ One accountant, or a finance person.
- ♦ One licensed professional engineer.
- ♦ One professional contractor or builder.
- ♦ Two lay citizens residing within the City who have displayed an interest in impact fee programs.

Section 3. Responsibilities of the Impact Fee Technical Committee. The Impact Fee Technical Committee shall develop, with assistance provided by the City of Gig Harbor Public Works staff and consultant, impact fee programs for streets and parks which implements the goals and policies of the City of Gig Harbor Comprehensive Plan. The Technical Committee shall provide a recommendation to the City of Gig Harbor Planning Commission on the proposed impact fee programs. The Technical Committee may meet as often as it deems necessary and all meetings shall be in accordance with the Open Public Meetings Act. A recommendation to the Planning Commission shall be submitted by no later than October 15, 1995. Upon a final recommendation of the Planning Commission to the City Council, the Impact Fee Technical Committee's responsibilities shall terminate and the committee shall be dissolved.

PASSED AND APPROVED, at the regularly scheduled City Council meeting of the 24th day of July, 1995.

Gretchen Wilbert, Mayor

ATTEST:

Mark E. Hoppen, City Administrator
Filed with City Clerk:
Passed by City Council:

F:\USERS\BEN\IMPACTF\RESOLUTI.WPD



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS 867
SUBJECT: WATER INTERTIE WITH HARBOR WATER COMPANY
DATE: JULY 13, 1995

INTRODUCTION

We have received the enclosed letter from Harbor Water Company requesting us to intertie our water systems in the Swede Hill Interchange area. The purpose of this memorandum is to review this request and to obtain your authorization to intertie our water system with this water company's system.

BACKGROUND/ ISSUES

The City of Gig Harbor Comprehensive Water Plan was approved by the City Council and Department of Health in 1992. The plan shows the area west of SR-16, east of the Urban Planning Area, north of the Department of Corrections and south of the Urban Planning area to be primarily served by the City of Gig Harbor Water System. The attached map shows this subject area.

Approximately a month ago, the City Council received a sewer extension request from a property owner in this area. We advised the Council that we could not approve such request, as it would be in conflict with our utility extension policy. Our standard agreement for utility extensions requires the requestee to comply with all of the City's policies and standards. The Comprehensive Water Plan is a policy document, showing our water standards. As stated above, this document shows the area as our service area, and the sewer requestee was obtaining water from another water company.

We have been discussing this issue with Harbor Water Company since the Council's denial of the sewer request. We have advised Harbor Water Company that we are not willing to change our water service area at this time. We also indicated that perhaps we can reach a mutual agreement. We also wanted to address one outstanding issue with Harbor Water Company, which is an existing intertie in the Peacock Hill area.

We had intertied our water system with Harbor Water's system in the Peacock Hill area in 1988. We could not provide sufficient water pressure to 36 residential customers on top of Peacock Hill, in the Woodworth Avenue area. The City reached an agreement with Harbor Water Company to provide water service to these customers. Although there is no formal agreement executed between both entities, Harbor Water was allowed to use the City-owned water tank on top of Peacock Hill Avenue; and the City was allowed to bill and collect revenues from these customers that are receiving Harbor Water Company water. It is my understanding that other terms had been discussed, such as, the City making wholesale rate payments to Harbor Water Company, however, these terms had never been formalized.

I would like us to reach an agreement with Harbor Water Company. This agreement should have the following provisions:

- 1) The City should install a water meter to the Peacock Hill Avenue intertie system to identify how much water we are receiving from Harbor Water Company.
- 2) Harbor Water Company should extend the City's main water line, along Bujacich Road to the Swede Hill Interchange area, so that the City can provide water service to the area identified within the Comprehensive Water Plan. Harbor Water should be allowed to use as much domestic water from this line as the City receives from Harbor Water in the Peacock Hill area. This line should also have a meter installed to verify how much water Harbor Water is taking out of our system. Harbor Water should be allowed to use this line as its fire flow support line.

Both interties, the Peacock Hill area and the Swede Hill interchange area, must be metered to keep track of where the water is going and how much is put into the City's system, versus how much is taken out. The annual difference of these two amounts should either be compensated at a mutually agreed wholesale price or by one party providing more water to make up the difference.

3) Harbor Water Company will not expand its service area within the City's Urban Planning area and the City will not expand its service area outside of the Urban Planning area.

5) Harbor Water Company should pay for all the costs of installing a new water main along Bujacich Road to the Swede Hill Interchange that is consistent with the City of Gig Harbor Public Works Standards, and also pay for the cost of installing water meters on Peacock Hill Avenue system and the Bujacich Road system.

I believe an agreement that addresses the above issues would mutually benefit both parties.

The City's benefit is two fold; firstly, we would be addressing the existing Peacock Hill Avenue intertie with Harbor Water Company; and secondly, our water service area would remain the same as the Comprehensive Water Plan, without any cost of building a new water main in the Swede Hill Interchange area.

Harbor Water's benefit is also two fold; the first one is the same as the City's benefit, the second one is they do not have to build a new water tank in the Swede Hill interchange area to provide fire flow for their future customers.

If the Council chooses not to enter into such agreement with Harbor Water Company, we should then do the following;

1) Try to negotiate with Harbor Water Company a whole new rate for the water that we are receiving in the Peacock Hill area. If an agreement cannot be reached, then we should prepare to build a booster pump station to try to provide our own water to the Peacock Hill area customers. The cost of such a pump station is approximately \$20,000.

2) We should amend our Comprehensive Water Plan to exclude the Swede Hill Interchange area from our service area. The cost of amending the plan should be minimal, as the staff will prepare all of the necessary documentation for the amendment.

FISCAL IMPACT

Executing an agreement with Harbor Water has no negative financial impact. The positive impact of this agreement would be noticed in the future, when the City provides water service to the Swede Hill Interchange area.

RECOMMENDATION

I recommend a Council motion to authorize the City Attorney and the Public Works Director to draft an agreement consistent with the issues identified in this memorandum for the Mayor's signature. I also recommend the City Council to authorize the Mayor to sign such agreement.

Harbor Water Co., Inc.

P.O. Box 336
Gig Harbor, Washington
(206) 851-4060
Fax: (206) 857-4001

July 5, 1995

Mr. Ben Yazici, P.E.
Public Works Director
City Of Gig Harbor
P.O. Box 145
Gig Harbor, WA 98335

RE: City of Gig Harbor / Harbor Water intertie

Dear Mr. Yazici:

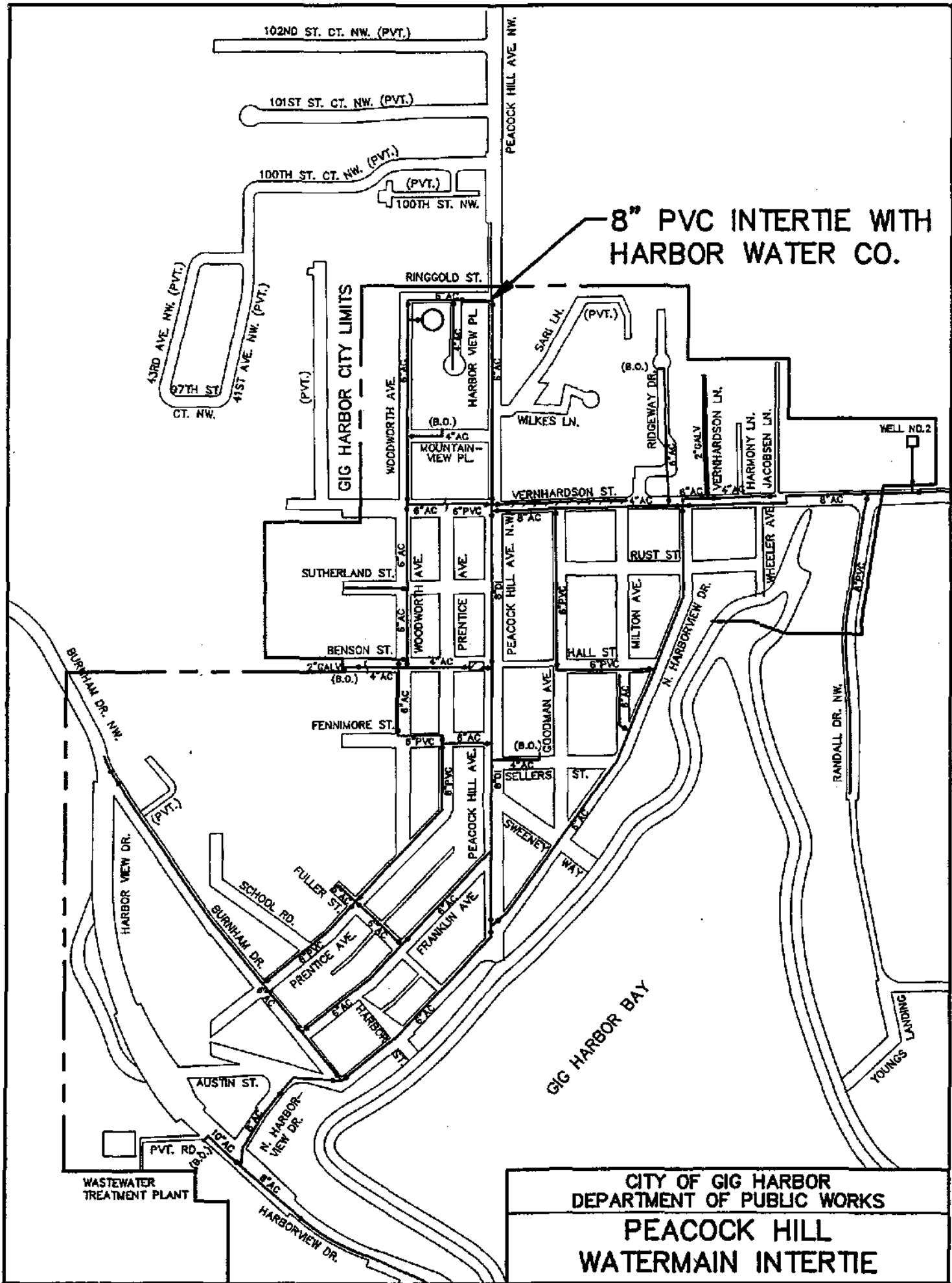
Per our meeting, I have reviewed the elevations and flow requirements for the Swede Hill area. I believe an intertie between the City Of Gig Harbor's water system and Harbor Waters Water system's is a workable solution to a regional supply for a portion of the Gig Harbor Peninsula. Harbor Water owns several systems on three sides of the Gig Harbor City limits.

As part of an over all agreement Harbor Water would plan to be able to intertie all of its water systems using the city mains, as transmission mains to transport water from one system to another. We would continue to provide water to the Woodworth area , but all interties between the City and Harbor would be metered to keep tract of where the water is going and how much is put into the city system, verses how much is taken out. The annual difference of these two amounts could be compensated for by rate or by one of us simply providing more water to make up all or part of the difference. The area out side the Urban Growth boundary would continue to be serviced by Harbor Water, area within would of coarse be serviced by the City. We would like to be able to use the capacity of the City storage tank for fire flow supplement, but the combination of our system would be capable and approved by DOH to service A total number of connections without any use or credit for City source or storage. The area of the Swede Hill interchange inside the Urban Growth Area could be serviced by Harbor Water mains and billed by the City.

There are quite a few questions that need answering, such the public & private partnership and rates. However, I feel these can be dealt with. We do need some kind of direction from the City if this is a workable concept. If it is not or if this is something that you can foresee taking many months or years to finalize, we need to know so we can continue on with our plans for providing fire flow to the Pierce County Fire Dist. #5 Swede Hill Fire Station.

Sincerely,

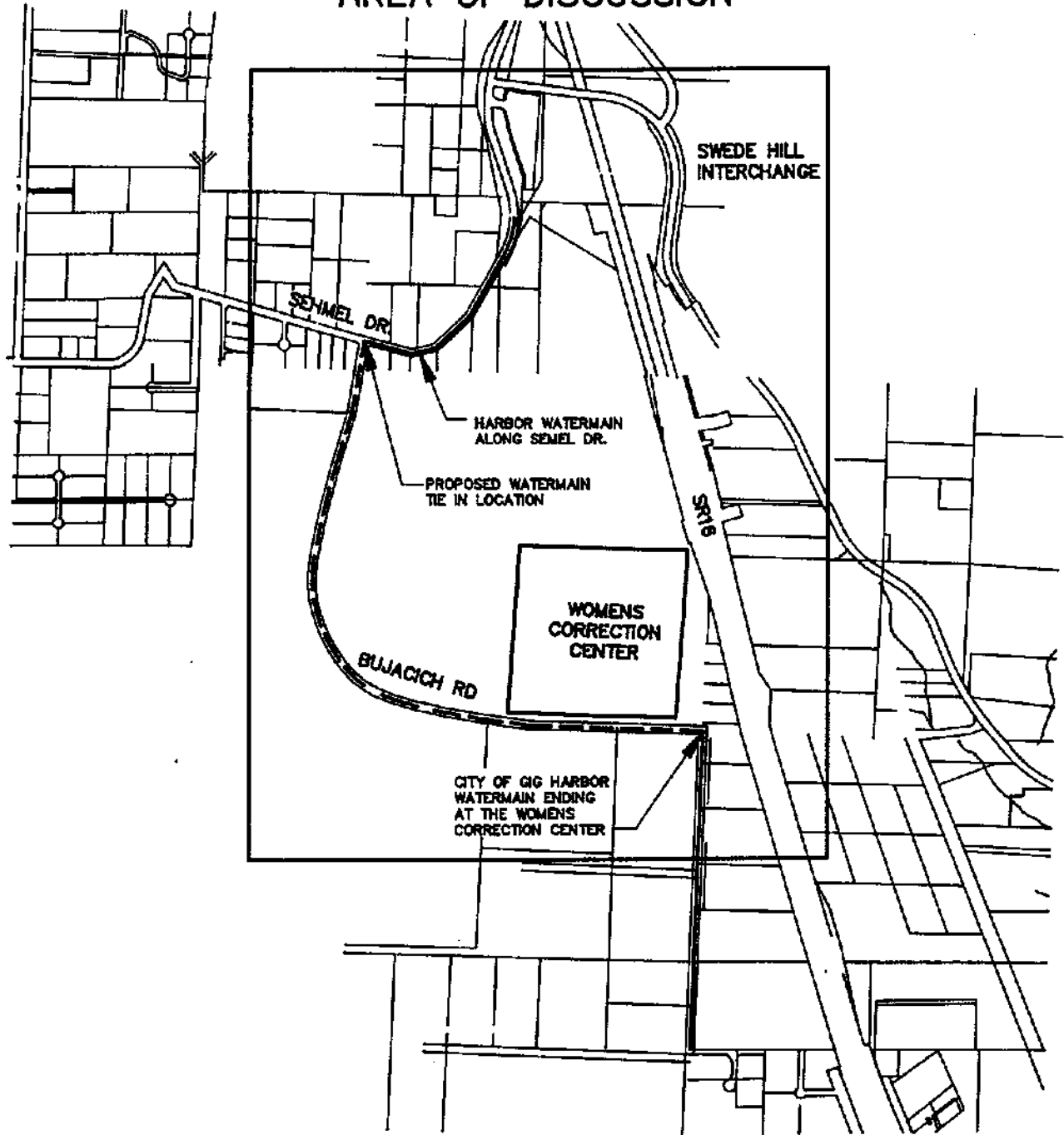

Michael P. Ireland
President, Harbor Water Co., Inc.



8" PVC INTERTIE WITH HARBOR WATER CO.

CITY OF GIG HARBOR
 DEPARTMENT OF PUBLIC WORKS
 PEACOCK HILL
 WATERMAIN INTERTIE

AREA OF DISCUSSION



CITY OF GIG HARBOR
DEPARTMENT OF PUBLIC WORKS
**BUJACICH ROAD
WATERMAIN INTERTIE**



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS *BY*
SUBJECT: VERNHARDSON STREET/GOODMAN AVENUE OVERLAY CONTRACT
AWARD
DATE: JULY 20, 1995

INTRODUCTION

The City Council allocated \$65,000 in the Public Works Department's budget to overlay Vernhardson Street and pave Goodman Avenue. We designed the project in house and solicited bids for construction. We received three bids and the low bidder is Woodworth & Company Inc. with a bid amount of \$53,000. The purpose of this memorandum is to receive your authorization to award the Vernhardson Street Overlay and Goodman Avenue Paving projects contract to Woodworth & Company Inc.

BACKGROUND/ISSUES

The Vernhardson Street Overlay and Goodman Avenue Paving projects were two Public Works Department budget objectives, to complete this year. The Vernhardson Street pavement is in very poor condition. The roadway has alligator cracks and many depression points between the City limits and Peacock Hill Avenue. The overlaying of this street with asphalt concrete pavement will definitely extend the useful life of the street, without needing to do any major roadway subbase construction activity.

A portion of Goodman Avenue, between Hall Street and Rust Street, was paved in conjunction with a development project. A portion between Vernhardson Street and Rust Street is not a paved roadway, rather it is a gravel base roadway. The proposed project will pave the unpaved portion of Goodman Avenue.

The projects and specifications were developed by the Public Works Department. We solicited bids from our Small Works Roster contractors. The following list of contractors were asked to bid the projects:

- 1) Woodworth & Company Inc.
- 2) Ace Paving Co., Inc.
- 3) Spadoni Brothers Inc.
- 4) Looker & Associates Inc.
- 5) Laser Underground Utilities

We opened the bids at City Hall on July 19, 1995 at 2:00 pm. The following is the list of contractors who bid the project and their respective bids;

- 1) Ace Paving Co., Inc.
- 2) Looker & Associates Inc.
- 3) Woodworth & Company Inc.

The low bidder is Woodworth & Company Inc. with a \$53,000 bid amount. This company has worked for the City in the past and we have been very pleased with their work. The company is very qualified to do this type of work.

FISCAL IMPACT

Awarding the Vernhardson Street Overlay and Goodman Avenue Paving projects to Woodworth & Company Inc. at \$53,000 bid amount does not have any adverse impact to the City budget, as the bid amount is lower than the \$65,000 budgeted figure for these projects.

RECOMMENDATION

I recommend a Council motion to award the Vernhardson Street Overlay and Goodman Avenue Paving projects to Woodworth & Company Inc. for a lump sum amount of \$53,000.



PROPOSAL FORM

July 19, 19 95

Contracting Party

City of Gig Harbor
3105 Judson Street
Gig Harbor, WA 98335

Location & Type of Work

Vernhardson Street Overlay Project
Small Works Project

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:

On the above-referenced project, Woodworth & Company will perform the specified project, which includes all costs incidental to grading and paving of Goodman Avenue and overlaying Vernhardson Street:

PRICE: \$53,000.00 LUMP SUM

If you have any questions, feel free to contact me.

Table with 3 columns: Terms: Net 30 Days from Invoice Date, State Sales Tax to be added when applicable, This work is guaranteed against faulty material and workmanship.

GENERAL PROVISIONS:

- 1. Additional work not included in above quotation to be charged at time and material or negotiated basis.
2. Woodworth & Company, Inc. shall not be liable for damage to or breakage of any known or unknown underground or aboveground facility...
3. Soil sterilization (weed killer), if included in contract, will be applied at rates specified by manufacturer...
4. Quotations subject to change or cancellation after 30 days.
5. All agreements are contingent on credit approval, strikes, accidents, delays of carriers and other delays unavoidable or beyond our control.
6. Woodworth & Company, Inc. cannot be responsible for subgrade failures.
7. In the event it becomes necessary to engage legal services to enforce any of the provisions of this contract, contracting party agrees to pay the costs and reasonable attorney's fees of Woodworth & Co., Inc.

Your signature on one copy returned to us will make this a legal contract for the performance of the above work.

APPROVED BY OWNER:

WOODWORTH and COMPANY, INC.

DATE ACCEPTED:

By

Handwritten signature of Jeffrey A. Woodworth



ACE PAVING CO., INC.



ASPHALT PAVING ♠ GRADING ♠ CRUSHED ROCK ♠ FILL DIRT
TOP SOIL ♠ SAND & GRAVEL ♠ CULVERTS ♠ UNDERGROUND UTILITIES

Box 4100, Bremerton, WA 98312
842-4368 (206) 479-4200 779-4994
1-800-624-9765 FAX # 478-6018

July 19, 1995

CITY OF GIG HARBOR
3105 Judson Street
Gig Harbor, WA 98335

B I D

Vernhardson Street Overlay Project

L.S. \$69,286.00

ACE PAVING CO., INC.


Roy T. Christopherson
Corp. Sec.



LOOKER & ASSOCIATES, INC.
GENERAL CONTRACTORS

PROPOSAL & CONTRACT

LOOKEA1101PP

5825-176th STREET EAST / PUYALLUP, WASHINGTON 98373

TELEPHONE: (206) 535-1772 FAX: (206) 846-1851

CONTRACTING PARTY CITY OF GIG HARBOR		TELEPHONE [206] 851-8136	DATE 7/19/95
ADDRESS 3105 JUDSON ST		JOB NAME VERNARDSON ST OVERLAY	
CITY, STATE, & ZIP GIG HARBOR, WA. 98335		JOB LOCATION GIG HARBOR	

We hereby propose the following:

~~THE LUMP SUM PRICE INCLUDES THE ITEMS AS OUTLINED IN YOUR PROPOSAL LETTER.~~

LUMP SUM \$ 61,820.00

STD Exclusions: (Unless specified otherwise above) Prime coat aggregate, Surveying, Engineering, Patching, Traffic Control, Inspection, Testing, Permits, Performance or Warranty Bond.

TERMS: Net due upon date of invoice. 1 1/2 % per month charged on past due accounts.

State sales tax to be added when applicable.

Our work is guaranteed against faulty material & workmanship.

TERMS & CONDITIONS

- Any deviation from the above specifications involving extra costs will be executed only upon written orders & will be charged at a time & material or negotiated basis.
- LOOKER & ASSOCIATES, INC. shall not be liable for the testing, handling, or disposal of contaminated or toxic materials unless it is addressed in the specifications. We can only assume that any materials to be hauled offsite are clean unless directed otherwise.
- LOOKER & ASSOCIATES, INC. shall not be liable for damage to any known or unknown underground or above ground facility except that which is directly attributable to negligence on the part of LOOKER & ASSOCIATES, INC.
- A firm and unyielding subgrade is necessary to provide a properly compacted, durable asphalt pavement. LOOKER & ASSOCIATES, INC. cannot be responsible for any pavement problems or failures, whether theoretical or actual due to marginal untested subgrades.
- In order for LOOKER & ASSOCIATES, INC. to be responsible for any specifications, approved plans or plan changes, they shall be provided to LOOKER & ASSOCIATES, INC. in writing, a minimum of 24 hours prior to commencing work.
- Soil sterilization, if included in the specifications, will be applied at rates specified by the manufacturer. LOOKER & ASSOCIATES, INC. will not be responsible for any subsequent growth of weeds which have not reached maturity prior to application.
- This contract is contingent on accidents, strikes, carrier delays, inclement weather or other delays which are beyond our control or unavoidable.
- Proposal subject to change or cancellation after 30 days.
- If the terms of this contract are not met, it is the intent of LOOKER & ASSOCIATES, INC. to lien said property. In the event it becomes necessary to engage legal services to enforce any of the provisions of this contract, contracting party agrees to pay the costs & reasonable attorney's fees of LOOKER & ASSOCIATES, INC.

ACCEPTANCE OF PROPOSAL: The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above. Your signature on one copy returned to us will make this a legal contract upon LOOKER & ASSOCIATES, INC. credit approval of the contracting party or owner.

LOOKER & ASSOCIATES, INC. REPRESENTATIVE

APPROVED BY OWNER

DATE OF OWNER APPROVAL

WHITE: CUSTOMER'S

CANARY: SIGN & RETURN TO LOOKER & ASSOCIATES, INC.

PINK: FILE COPY

READ NOTICE ON BACK.





City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: PLANNING STAFF *S.O.*
DATE: JULY 24, 1995
SUBJECT: SPR 95-01 - CHAPEL HILL PRESBYTERIAN CHURCH EXPANSION PROPOSAL

INTRODUCTION/BACKGROUND

Chapel Hill Presbyterian Church is requesting site plan approval for a major expansion of the existing church which will include a new 1500 seat sanctuary, additional classes and office space and a 408-stall parking lot. The building is design to a height of 24.5 feet above the maximum height of the zone.

POLICY

The maximum building height in this zone is 35 feet. The proposed structure therefore requires a 24.5 foot height variance. The project also requires a conditional use permit because churches are allowed in the R-1 zone only as a conditional use.

ISSUES

As stated in the staff's analysis, the height and scale of the building has been controversial. The staff recommended denial of the requested variance on the premise that there is no site-specific hardship which justifies the proposed height, and the staff also recommended that conditional use approval be subject to the building meeting all height and setback requirements.

The hearing examiner approved both the variance and the conditional use permit. The conditional use permit was granted subject, in part, to the conditional that all existing natural vegetation in undeveloped property as shown on the applicant's exhibit be retained as proposed. The intent of this condition was to mitigate the impacts this development on adjacent residential neighborhoods. However, the applicant requested that the Hearing Examiner reconsider this condition because they didn't want to have this condition exclude future development of the site. The Hearing Examiner revised this condition to state, in essence, that removal of vegetation shall occur only after a public hearing and upon determination that there will be sufficient screening to provide continued compatibility with surrounding uses.

Because the Staff recommended denial of the site plan, conditions of approval were not

recommended by the staff. However, in the staff report to the Hearing Examiner, standard fire code/building code/ADA requirements were stated by Steve Bowman, Building Official. The Hearing Examiner did not incorporate these into his recommended conditions of approval.

RECOMMENDATION

The staff is enclosing for the Council's consideration a draft resolution approving this proposal which reflects the Hearing Examiner's findings and recommended conditions of approval. In addition to the Examiner's recommended conditions, the draft resolution incorporate the Building Official's standard conditions of approval.

Also attached are the staff report to the Examiner, the Examiner's report and decision, the applicant's request for reconsideration, the examiner's response to the request for reconsideration, and all drawings and illustrations.

**CITY OF GIG HARBOR
RESOLUTION # _____**

WHEREAS, Chapel Hill Presbyterian Church has requested site plan approval for the expansion of its facility at 4814 Rosedale Street; and,

WHEREAS, the expansion will require a height variance of 24.5 feet and also conditional use approval as per GHMC Section 17.16.080 and 17.50.030 respectively; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on April 19, 1995 to accept public comment on the site plan, variance and conditional use request; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has approved the requested variance and conditional use permit and has recommended conditional approval of said site plan in his report dated June 1, 1995; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans; and,

WHEREAS, the City Council, during its regular meeting of July 24, 1995 reviewed the proposed site plan and the findings and recommendation of the Hearing Examiner; and,

WHEREAS, the City Council has determined that the site plan and the recommendation of the Hearing Examiner to be consistent with City codes and policies regulating site plan development;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the hearing Examiner in his report dated June 1, 1995 and in his reconsideration report dated June 26, 1995, are hereby adopted and the site plan is approved subject to the following conditions:

1. The project shall meet all setback requirements of the R-1 zoning district;
2. The separate parcels shall be combined into one lot of record or a binding site plan shall be recorded which ties the parcels together.
3. Fire flow must be provided to within 150 FT of all portions of the building in accordance with the Section 10.401, 1991 Uniform Fire Code. Fire hydrants and water mains may need to be extended up the existing road to the North Creek Lane right of way to provide the necessary fire protection.

4. Fire flow must be provided to the building in accordance with the Section 10.401, 1991 Uniform Fire Code (See Appendix III-A & B): Portions of buildings which are separated by one or more **four-hour** area separation walls constructed in accordance with the Building Code, **without openings and provided with a 30-inch parapet**, are allowed to be considered as separate fire areas in accordance with Appendix III-A, 1991 UFC. A complete fire flow analysis must be provided by the Civil Engineer who will be designing the site utility system.
5. A complete code analysis will be required to determine if auto-fire sprinkler systems and other fire protection will be required. Additional information will be required, such as: Use classifications of all rooms and areas, building type of construction, area separation walls and their types of construction
6. Access must be provided to all areas in accordance with the Washington State Standards for Access. Access must also be provided in accordance with the Federal ADA Standards. A private walk must be provided from the public sidewalk to the main entrance of the building. Accessible parking stalls must be provided in accordance with the Washington State Standards for Access.
7. Roadway emergency vehicle access must be provided around the building complex with maximum grades of 15%, minimum inside radius of 20 feet with a minimum outside radius of 45 feet and a minimum width of 24 feet.
8. A fire resistant roof will be required in accordance with Chapter 32, 1994 UBC. The existing shake roof must be replaced with an approved fire resistant roof.
9. If the main entrance to the site is being changed to Skansie Ave. the address will need to be revised to **7700 Skansie Ave.** The address numbers must be posted at the entrance sign. Use contrasting letter colors to the background. Size of letters to be readily visible from Skansie Ave.
10. Fire lanes must be signed and painted to maintain required access. Fire hydrants must be maintained accessible. Paint curbs and areas in front of fire hydrants.
11. The existing fire hydrant on the northeast corner of the property is not accessible as shown on the site plan. Relocate or make accessible.
12. Due to the height of the new sanctuary fire department access and staging areas are required and a complete review by Fire District No. 5 is required.
13. Fire department knox box, alarm panels and occupant notification (announcing system) are required.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the Council held on this 24th day of July, 1995.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Passed by City Council: 7/24/95



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

**GIG HARBOR COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: April 19, 1995

RE: SPR 95-01/CUP 95-01/VAR 95-01 -- Chapel Hill Presbyterian Church - 4814 Rosedale Street - Request for site plan approval, conditional use approval, and a variance allowing an expansion of existing church building to a height of 24.5 feet above the 35 foot height limit.

I. GENERAL INFORMATION

APPLICANT: Chapel Hill Presbyterian Church
4814 Rosedale Street
Gig Harbor, WA 98335

OWNER: (same)

AGENT: Dan Barsher
AustinCina Architects
12202 Pacific Ave. Suite C
Telephone: 5311-4300

II. PROPERTY DESCRIPTION

1. **Location:** 4814 Rosedale Street
Assessor's Parcel Number's 02-21-07-2-001 thru 004, 02-21-07-2-037
2. **Site Area/Acreage:** Approx. 34 acres
3. **Natural Site Characteristics:**
 - i. **Soil Type:** Bellingham silty clay loam, Harstine Gravelly sandy loam, Kitsap silt loam
 - ii. **Slope:** Varies - up to 15%

- iii. **Drainage:** Varies - detention ponds, and flow toward Rosedale and Skansie Street.
- iv. **Vegetation:** In addition to domestic landscaping around existing church, the parcel contains large forested areas and wetland vegetation.

4. **Zoning:**

i. **Subject parcel:** R-1 (Single Family) currently developed for church and private school.

ii. **Adjacent zoning and land use:**

North:	R-2 (Quite Maples duplexes), RB-2 (PTI Telecommunications).
South:	R-1 (single family development)
East:	R-2 (Quite Maples duplexes), R-1 (St. John's Episcopal Church), R-2 (Shoreline Glass)
West:	R-1 (single family)

5. **Utilities/road access:** The parcel is accessed off of Rosedale Street (a public road) and Northcreek Lane (a private street). Additional access is proposed off of Skansie Avenue (a public road). The property is served by City sewer and water.

III. APPLICABLE LAND-USE POLICIES/CODES

1. **Comprehensive Plan:** The area is designated as residential low on the Comprehensive Plan Land Use Map.

Pg. 16 of the Comprehensive Plan includes the following goals in relation to site development:

* Review proposed expansion plans, including height, mass, traffic, noise and other characteristics for residential neighborhood compatibility.

* Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood.

Pg. 22 of the Comprehensive Plan includes the following goal in relation to freeway exposure and building design:

Limit freeway exposure. Limit freeway exposure or visibility of development to select visual nodes.

Maintain a small town scale for structures. New structures should not overpower existing structures or visually dominate Gig Harbor's small town city-scape, except as approved

landmark structures. (The City's visually sensitive areas map identifies *prominent parcels* which may be considered appropriate for landmark-type structures. The applicant's property has not been designated as such.)

2. Zoning Ordinance:

Section 17.16.010 of the zoning code states that the intent of the R-1 zone is to provide for low density, single-family residential development for certain community services and facilities while preserving the character of the existing single-family residential areas.

Section 17.50.030 states that houses of religious worship, rectories and parish houses may be allowed as a conditional use. The review criteria for a conditional use, as per Section 17.64.040, are as follows:

- A. That the use for which the conditional use permit is applied for is specified by this title as being conditionally permitted within the zone, and is consistent with the description and purpose of the zone district in which the property is located;
- B. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;
- C. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;
- D. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner.

GHMC Section 17.16.080 limits the height of structures as per the height overlay district defined in Chapter 17.62. Residential structures in the height overlay district are limited to a maximum height of 25 feet, with multi-family structures of four or more units and commercial building's being limited to a height of 35 feet.

Variances may be granted only if the applicant can successfully demonstrate that all of the following criteria can be met:

- A) The proposed variance will not amount to a rezone nor authorize any use not allowed in the district.
- B) There are special conditions and circumstances applicable to the property such as size, shape, topography or location, not applicable to land in the

same district and that literal interpretation of the provisions of this ordinance would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this ordinance.

- C) That the special circumstances and conditions do not result from the actions of the applicant.
- D) The granting of the variance will not constitute a grant of special privilege inconsistent with limitation upon other properties in the vicinity and zone.
- E) That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated.
- F) The variance is the minimum variance that will make possible the reasonable use of the land.

IV. BACKGROUND INFORMATION:

Natural Site Characteristics: Chapel Hill owns approximately 34 acres contained on five separate parcels. The existing facility is located on a single lot which fronts on Rosedale Street. The existing parking area is accessible from both Rosedale Street and 76th Street N.W. The church also owns a parcel fronting on Skansie Avenue which, except for access purposes, will remain undeveloped. Two parcels on the west side of the church's property include a Class II wetland of approximately 7.5 acres. The wetland is largely contained on the parcel nearest Rosedale Street, but also includes a significant encroachment into the Church's southwest parcel. In addition, the southwest parcel includes a smaller wetland of approximately 1 acre. The wetlands were evaluated by two different firms hired by Chapel Hill. Wiltermood Associates of Port Orchard prepared a report in July 1993, and Bredberg and Associates prepared a report in January 1995 which referenced the Wiltermood report. Both report indicated that the smaller wetland would qualify as a Category III wetland as defined in the City's Wetland Ordinance. Both reports identified potential impacts to the wetland including possible increased pollutants due to increased run-off from impervious coverage, and also increased sediment flow during construction, but these concerns were primarily oriented toward upland development, i.e. to the north and west of the wetlands. Finally, the Bredberg report states that the smaller wetland may not be a natural wetland, but may have occurred as a result of waterflow constriction due to development of 76th Street. If the soils in this area are found to be non-hydric, the wetland would be considered unnatural and the original hydrology in the area should be restored.

The report indicates that a 100-foot buffer should be retained on the north and west side of the wetland due to year-around residential activities and impacts, but a 50-foot buffer should be adequate on the south and east side, both being downslope of the wetland.

In addition to the wetlands and their associated vegetation, most of the undeveloped areas are heavily wooded. Vegetation appears to be of a consistent density through most of the undeveloped

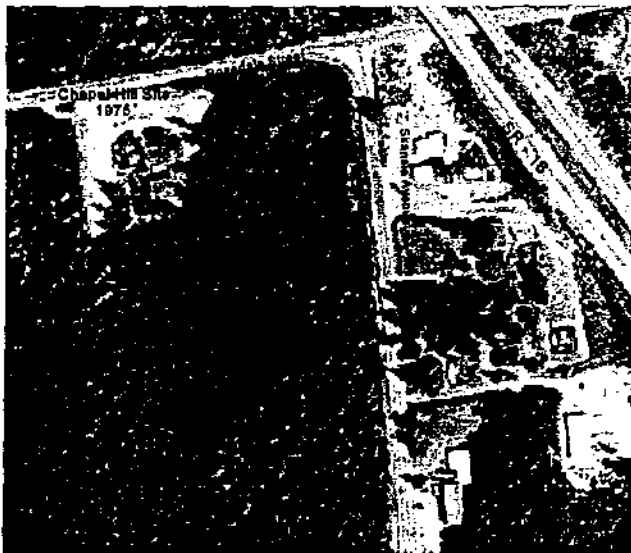
portions of the site.

Development Characteristics: Chapel Hill Presbyterian Church was originally built as a small structure on the north end of the church's property near Rosedale street. A classroom wing was added in 1989 and in May of 1991, approval was granted to build a 47,326 square foot expansion to the church (see aerial photos below). The expansion included a large parking lot on west and south side of the building. Conditions of approval included the installation of landscaping and street improvements prior to occupancy permits being issued or the posting of a bond or assignment of funds to cover installation costs. Said improvements were to be installed within a period of two years. The required improvements were never installed and the City has been holding a bond and an assignment of funds for both items.

When approached by the City about the improvements, the Church explained that they would like to extend their deadline to the spring due to foul weather conditions and related safety concerns. The request was presented to the Hearing Examiner in February 1995, who determined that improvements may be postponed subject to the condition that occupancy of the next phase shall not be granted until all required improvements are installed and approved by the City.

In June of 1994, Chapel Hill Church approached the City with a request to utilize the church for school activities during the week. The request was approved subject to the condition that the building be brought up to current building and fire code standards if enrollment reaches 50 or more students. It is the staff's understanding that enrollment is being kept below the 50-student threshold.

Comparison of Growth of the Chapel Hill Church Complex on Rosedale Street.



1975 Aerial shows the church and narthex. Surrounding area is undeveloped.

1989 aerial shows the church and an addition consisting of classrooms, southeast of the narthex. Between 1989 and the present, the current configuration was developed, which includes the gymnasium and related expansion south of the classrooms.



V. REQUEST/PROJECT DESCRIPTION:

The current request is to expand the existing facility to build a new sanctuary and additional classes and office space. The proposal includes a request for conditional use approval for the expansion, and also a request for a variance of 24.5 feet above the maximum 35-foot height limit.

The applicant has submitted the following statement (shown in *italics*) describing the proposed development:

The new site work consists of 408 new parking stalls together with 142 existing stalls that will remain. The new parking area uses a portion of the existing Church property and a portion of a newly acquired 10 acre parcel to the south-west of the existing building. The parking area will include landscaped screening strips, a surface water drainage system, and an expansion of the existing on-site water detention system. Work on the widening of Rosedale Street to include a left turn lane is planned to commence soon.

The building additions planned include a main level consisting of a 1500 seat sanctuary with balcony, adjacent chancel space, narthex space, prayer room three classrooms and a nursery room, toilet rooms, and other ancillary spaces. The main level also includes demolition of the existing administration area and construction of new classrooms and ancillary spaces.

In response to the conditional use criteria stated in GHMC Section 17.64.040, the applicant has submitted the following statement:

1. The proposed project is an expansion of the existing Church facility. The use, a house of religious worship, will remain the same as the existing facility. Under Title 17, 17.16.030,

houses of religious worship are permitted in R1 zones. The character of the single family residential area in which the development is planned will be maintained by incorporation of "residential" elements in the building's architecture including, gabled and sloping roofs and roof forms, colors appropriate to the residential surrounding, and materials with a residential feel.

2. The granting of the conditional use permit for this project will not be detrimental to the health, safety, comfort, convenience and general welfare of the public. The governing regulations for the development of the land will be followed and all efforts will be made to address these public issues during the design of the site and structure. The uses of the proposed project include worship, Sunday education, and social events, uses typically found in houses of worship. These uses by their nature are not a detriment to the welfare of the general public.

The established character of the surrounding neighborhood will not be adversely affected, nor will the church facility be injurious to the property or other improvements in the vicinity. The character of the adjacent neighborhood is significantly varied as is evident in the mixture of uses present. To the south and west of the subject property are single family residential areas, while to the north there are the telephone company headquarters building (PTI), Gig Harbor High School and Discovery Elementary School. To the east there is a separate Church facility (St. John's Episcopal), some small businesses, apartments, residences, the Telephone company (PTI) service yard, and of course, the existing Chapel Hill Church which has been on the site since the early 1960's.

The variety of uses in the area and the fact that the church has been an established use on the same site for over thirty years enables this proposal to fit well into the surrounding area. It is our opinion that this proposal will enhance the general character of the neighborhood.

3. The proposed Church expansion is planned on the original Church site as well as the two new abutting parcels to the west and southeast. #'s 02 27 07 2001, and 2004. The existing Church facility is currently adequately served by all public facilities. The existing main entrance off of Rosedale Street will be upgraded with a left hand turn lane or a new entrance to the site will be developed from 46th Ave. N.W. with a left hand turn lane, should one be required. The traffic generated by the proposal will predominantly be from worship on Sunday, a non business day, during non peak hours. There will be little vehicular traffic on business days during peak hour traffic, thereby minimizing the burden on the existing facilities and streets.

4. The site of the proposed project consists of 35 acres on several parcels. All regulations concerning yards, open space, walls, parking, site design, and landscaping will be followed in the development of the design. The building and parking area combined cover just 25% of the total property leaving a significant portion of the Church's land natural, untouched, and rural in nature.

In response to the variance criteria stated in GHMC Section 17.66.030, the applicant has submitted the following statement (shown in italics):

1. The proposed variance for a height increase of the Church sanctuary building would not amount in a rezone or authorize a use not allowed in the district. The proposal, a house of worship, is permitted as a conditional use on the property which is zoned R1. The

characteristics of the proposed site have resulted in circumstances that are unique constraints of the property.

2. The unique size, topography, shape and location of the subject property create hindrances which deprive the owner of rights common to other similarly situated properties. The site is located on a hillside with slopes of up to 30%. The shape of the land together with the presence of approximately 7 acres of wetland on parcels 01 21 07 2003, and 2004, make the portion of the site to the south of the existing structures the most feasible and efficient location for a new building. However, the nature of the soils close to the wetlands makes it impractical from an engineering and economic standpoint to excavate the site to lower the building elevation and, therefore, the overall height of the structure.

The large size of the site, the presence of native evergreen growth, and the particular arrangement of the property also present added benefits to the surrounding area not common to other similarly situated properties. The property consists of 35 acres of land. The area of the building which exceeds the height limitation covers less than 1% of the total acreage. Further, the majority of the property will be not be developed but instead will be landscaped or left in its native landscaped condition preserving the natural character of the surrounding neighborhood.

An added benefit of this location is that the building will be isolated from the existing residential neighborhoods to the south and west. A large, landscaped visual screening buffer, with existing native plantings, will physically separate the Church from the Northcreek and Quiet Maples neighborhoods.

3. The special circumstances of the site including its size, shape, topography, location, presence of wetlands are not the result of the applicant nor the actions of the applicant. The decisions made for the placement of the structures on the site were based on the constraints unique to this property as described above.

4. The granting of the height variance will not constitute special privilege. The site and its unique qualities have dictated the building placement and presented obstacles which are not common to other properties similarly situated in the same district. These obstacles have made it impractical to construct the building within the allowed height limitation.

5. The granting of the variance will not be materially detrimental to the public welfare, injurious to the property or improvements in the vicinity. The site of the proposed project consists of several parcels totaling 35 acres. The building and areas of the site that are developed with parking, walks, roads, etc. combine to cover just 25% of the total property. This leaves a significant portion of the property to be landscaped or left in its natural landscaped condition, which on the contrary, will enhance the general character of the area.

6. As indicated above, the portion of the building which exceeds the height limit is only a small part of the project as a whole. Due to this fact, and the unique conditions of the site, it is our opinion that this proposal is a reasonable use for the land.

VI. **PUBLIC NOTICE:** Legal notice was posted on the property and sent to property owners within 300 feet on April 7, 1995 and published in the Peninsula Gateway April 5, 1995. To date, no written comments have been received.

VII. **ANALYSIS:**

The staff agrees with the applicant that the parcel is in an area characterized by various land uses. However, the staff believes that the various land uses are generally reflective of the zones they are located within. The PTI building is located in an RB-2 zone, as are the other non-residential uses described by the applicant. The apartments mentioned by the applicant (Quite Maples duplexes) are located in an R-2 designation. Each of these zones are appropriately placed to reflect their stated intent. In particular, the stated intent of the R-2 designation is "to allow for a moderate density of land use that is greater than is permitted in an R-1 district but less than is permitted in an R-3 district . . . An R-2 district provides a transition between a higher density residential district in order to preserve the primarily residential character of existing residential areas". (GHMC 17.20.010, emphasis added).

With the zoning code's established land-use hierarchy, one would expect that development adjacent to the R-2 duplexes in the R-1 district would be of a lower intensity. That is not the case with the proposed church expansion. The scale of the proposed structure is unlike any other seen in Gig Harbor. The height of the building with the requested height variance, for example, would be 73 feet high as seen from Quite Maples (and the freeway). This is the equivalent of a 6 or 7 story building. The height disparity would be further compounded by the rapid rise in elevation (approximately 20 feet) between Quite Maples and the proposed grade level of the new building. The effect, therefore, would be a structure which visually looms over the Quite Maples development and which is more intense than the R-2 land use.

The staff believes that the proposed development is not compatible with the R-2 development to the east and is contrary to the intent of the R-1 district. While it is true that the zoning code considers churches in an R-1 district as a conditional use, the staff is not comfortable recommending approval of a building of this mass and scale. Traditionally, churches in residential areas served residents within the generally vicinity. Chapel Hill's proposed expansion, however, is scaled to serve an area far greater than the surrounding neighborhood or even the City (the new sanctuary alone would seat nearly half of Gig Harbor's 1990 population). The Church is designed for a regional draw and more appropriately belongs in a commercial or other non-residential district easily served by regional transportation links. The staff can identify no precedent for approving a structure of this mass and scale in an R-1 district.

The staff recognizes the constraints that the wetlands would place on developing the northwest parcel should it be developed independently. However, the wetlands do provide pervious coverage required to expand the church to the proposed scale, and the wetlands are conveniently located in the corner of the site, leaving a large contiguous area free of environmental restraints. Moreover, they have no bearing on the proposed height of the structure. The site allows ample opportunity for horizontal development. The highest peak of the proposed structure is a large clerestory, the purpose of which appears to be for architectural affect. It does not constitute floor

space so the argument that the wetlands force the building into a vertical rather than horizontal layout is without merit. Indeed, removal of the clerestory would have little or no effect on the floor plan of the building except for how the floor plan may be perceived inside (there is no doubt that the clerestory would provide a dramatic effect to the inside of the sanctuary).

The proposal is further at odds with the stated intent of the City's Comprehensive Plan, particularly in regards to height, mass, and neighborhood compatibility. The staff acknowledges the proposed 25-foot landscape buffer between the church and Quite Maples; but this does not appear sufficient to mitigate the massive scale of the structure. Considering the height of the structure, it would take decades for the proposed tree buffer to reach an effective screening height. (Douglas fir typically grows approximately 2 feet per year). Additionally, the proposed buffer is located directly over an existing sewer line. This is an unacceptable situation to the Public Works Department and would not be permitted. The buffer should be shifted to the west at least 10 feet away from the existing sewer line.

The project includes a proposed driveway off of Skansie Avenue abutting the south property line of Quite Maples. The driveway does not follow natural contours and will therefore require significant fill and retaining. Additional details must be submitted showing methods of retention and associated landscaping.

The parking lot landscape plan indicates that shrubbery will be located in landscape islands throughout the parking lot. The landscaping plan must be revised to show specific plant species and also additional trees within the parking lot landscape areas as required by Section 17.78.080. In addition, the landscape plan must include a mechanical irrigation system.

The parking lot gets closer to the wetland than the 50 foot buffer recommended by the applicant's wetland consultant. However, the City's wetland ordinance does allow for buffer averaging. Most of the wetland is further than 50 feet from any development and the buffer appears to be adequate.

The wetland parcel is a separate lot of record. Technically it may not be counted toward meeting impervious coverage requirements for the church project unless it is combined with all other church parcels.

The rear (east) elevation does not coincide with the proposed building foot print. Revised elevations and/or footprint details must be submitted to verify the accuracy of the proposed parking and circulation layout on the east side of the building.

The applicant's statement indicates that "the majority of the property will not be developed, but will instead remain in its native landscaped condition preserving the natural character of the surrounding neighborhood". However, previous statements by the applicant have alluded to future expansion plans including a possible senior center. It is difficult to consider existing vegetation as adequate buffering for the proposed development when it is likely that future plans will call for its removal. The plan should indicate permanent buffers and/or a proposed phasing plan which identifies future development pads or allowable areas of disturbance.

Additional Staff and/or agency comments are as follows:

1. Building Official:

- A. Fire flow must be provided to within 150 FT of all portions of the building in accordance with the Section 10.401, 1991 Uniform Fire Code. Fire hydrants and water mains may need to be extended up the existing road to the North Creek Lane right of way to provide the necessary fire protection.

Note: City of Gig Harbor Fire flow is presently available on Rosedale Street and on North Creek Lane. Flow tests that were obtained by Fire District No. 5 on 5-28-92 indicated that the available fire flow on Rosedale Street was 3650 at 20 psi. A more current fire flow test is recommended.

- B. Fire flow must be provided to the building in accordance with the Section 10.401, 1991 Uniform Fire Code (See Appendix III-A & B): For sake of discussion, the building area was assumed to be 25,500 SQFT in floor area for the information provided below. Portions of buildings which are separated by one or more **four-hour** area separation walls constructed in accordance with the Building Code, **without openings and provided with a 30-inch parapet**, are allowed to be considered as separate fire areas in accordance with Appendix III-A, 1991 UFC. A complete fire flow analysis must be provided by the Civil Engineer who will be designing the site utility system.

REQUIRED FIRE FLOW (Table A-III-A-1):

Note: The minimum Fire Flow is 2,250 gpm at 20 psi for a 25,500 sqft Type III-One hour fire rated building. 2 HR duration

The minimum Fire Flow is 2,750 gpm at 20 psi for a 25,500 sqft Type V-One hour fire rated building. 2 HR duration

The minimum Fire Flow is 4,250 gpm at 20 psi for a 25,500 sqft Type V-NonRated building. 4 HR duration

C. REQUIRED NUMBER OF HYDRANTS (Table A-III-B-1):

Note: 2,250 gpm Fire Flow requires 2 hydrants at 450 FT Spacing within 225 FT of the Road

2,750 gpm Fire Flow requires 3 hydrants at 400 FT Spacing within 225 FT of the Road

4,250 gpm Fire Flow requires 5 hydrants at 300 FT Spacing within 180 FT of the Road

- D. A complete code analysis will be required to determine if auto-fire sprinkler systems and other fire protection will be required. Additional information will be required, such as: Use classifications of all rooms and areas, building type of construction, area separation walls and their types of construction
- E. Access must be provided to all areas in accordance with the Washington State Standards for Access. Access must also be provided in accordance with the Federal ADA Standards. A private walk must be provided from the public sidewalk to the main entrance of the building. Accessible parking stalls must be provided in accordance with the Washington State Standards for Access (Show locations and number of stalls). Walkways will be required to have handrails where ramps slope more than 1/20. Provide guard rails and curbs where required.
- F. Roadway emergency vehicle access must be provided around the building complex with maximum grades of 15%, minimum inside radius of 20FT with a minimum outside radius of 45FT and a minimum width of 24FT.
- G. A fire resistant roof will be required in accordance with Chapter 32, 1994 UBC. The existing shake roof must be replaced with an approved fire resistant roof.
- H. The site plan and vicinity map indicate incorrect street names. The site plan and vicinity map street names must also be revised to reflect actual street names. 46th Ave. is Skansie Ave. 76th Street is North Creek Lane. 48th Ave Ct is Elk Creek Lane. 47th Ave Ct is Beaver Creek Lane. If the main entrance to the site is being changed to Skansie Ave. the address will need to be revised to 7700 Skansie Ave. The address numbers must be posted at the entrance sign. Use contrasting letter colors to the background. Size of letters to be readily visible from Skansie Ave.
- I. Signage for the church must be limited to size and location per the Gig Harbor Sign Code.
- J. Fire lanes must be signed and painted to maintain required access. Fire hydrants must be maintained accessible. Paint curbs and areas in front of fire hydrants.
- K. The existing fire hydrant on the northeast corner of the property is not accessible as shown on the site plan. Relocate or make accessible.
- L. Due the height of the new sanctuary fire department access and staging areas will need to be provided. A complete review by Fire District No. 5 will be required. Indicate staging areas, auto-fire sprinkler system connections and fire hydrant locations for review.

- M. Fire department knock box, alarm panels and occupant notification (announcing system) will be required.
 - N. A complete plan review will be completed upon submittal of plans for a building permit.
2. Public Works: A traffic study was submitted to the Public Works Department which indicated that the project will result in an expected 294 total inbound trips during a Sunday morning peak hour. The report indicated that a left turn lane would be beneficial for smooth operation of Rosedale Street and that monitoring of the traffic operations after the addition has been constructed could determine whether a left turn lane is actually needed. The Public Works Department has indicated that the Church does not need to provide a left turn lane at this time. However, they need to provide either a bond or a cash assignment for the cost of the future installation of a left turn lane should one be determined necessary.

Locating a greenbelt buffer over the existing sewer line is not acceptable.

3. SEPA Responsible Official: The SEPA Responsible Official issued a determination of non-significance on March 6, 1995. Comments were received from the following individuals:

Department of Ecology - Barbara J. Ritchie, Environmental Review Section, stated that stormwater should be collected and treated according to an acceptable standard before stormwater is discharged to ground and/or surface waters (standards should be comparable to the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin).

Department of Ecology - Rebecca J. Inman, Environmental Review Section, stated if a buffer reduction is allowed for the "lobe" of the wetland, Ecology would encourage the planting of a dense shrubbery vegetation to enhance the buffer. The fact that this portion of the wetland is somewhat isolated from the main body of the wetland could make the area more sensitive and susceptible to further degradation. Buffer enhancement would reduce this effect.

Department of Fish and Wildlife - Stephan A. Kalihowski, Habitat Biologist - states that this project will require a Hydraulic Project Approval for stormwater management facilities. Stormwater facilities must meet Department of Ecology guidelines. Runoff from this project appears to provide flow for Artondale Creek. Significant development on the Gig Harbor peninsula has and will continue to significantly modify base flows for fish bearing streams. To maintain down stream resources both water quality and quantity must be addressed. Stormwater management for the existing facilities should be upgraded to current standards. Current buffer requirements for wetlands within the city limits of Gig Harbor are inadequate to provide significant wildlife habitat. Minimum buffers should exceed 50 feet whenever possible.

VIII. FINDINGS AND CONCLUSIONS:

Based upon a site inspection and the analysis contained in Part VII of this report, the Staff finds as follows:

Conditional Use:

A. That the church expansion for which the conditional use permit is applied for is specified by this title as being conditionally permitted within the zone, and may be consistent with the general intent of the stated purpose of the zone district (i.e., to preserve the character of existing single family residential areas) provided that adequate buffering is maintained to screen development from adjacent residential areas, and provided that the scale of the building does not overpower adjacent residential areas;

B. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located, provided that adequate buffering is maintained to screen development from adjacent residential areas, and provided that the scale of the building does not overpower adjacent residential areas;

C. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets, provided that adequate funds are set aside to construct a left turn lane in the future if it is determined that a left turn lane is necessary to maintain proper traffic flow on Rosedale Street.

D. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner.

Variance:

A. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district.

B. The special conditions and circumstances applicable to the property described by the applicant, including slope and the presence of a 7-acre wetland, do not, as stated by the applicant pose a hardship on development of the overall site, but rather may be considered a benefit. Sloped lots typically prove to be advantageous because they allow a height on the downhill side of a structure to be far in excess of the height as limited from the highest point of the building footprint, allowing basements and even sub-basements to be daylighted on the downhill side. Additionally, the wetland accounts for only 20 percent of the overall site and the zoning code

requires that at least 40% of the site to be pervious. Moreover, because the wetland is to be retained in a natural state, the cost of landscaping 40% of the site is significantly reduced. In effect, a literal interpretation of the provisions of this ordinance would not deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this ordinance.

C. The special circumstances and conditions described by the applicant are not site specific hardships but are hardships based upon the owners preference for a structure which is not compatible with surrounding development or with established neighborhood character.

D. The granting of the variance will constitute a grant of special privilege inconsistent with limitation upon other properties in the vicinity and zone in that no parcel in any zone of the City of Gig Harbor has been granted a height variance of this magnitude.

E. The granting of the variance will be materially detrimental to the public welfare and injurious to the property or improvements in the surrounding vicinity and zone due to the imposing scale of the proposed structure and alteration of neighborhood character which would result form its development.

F. A variance is not necessary for the reasonable use of the land. As stated, all hardships identified by the applicant may be considered benefits under normal development activities within the R-1 zoning district.

IX. RECOMMENDATION:

Based upon the findings stated above, the staff recommends that the requested variance be denied and that the conditional use also be denied unless the applicant is agreeable to a 3 month continuation, in which time a revised site plan and building plan shall be submitted which conforms to the following conditions:

1. The project shall meet all height and setback requirements of the R-1 zoning district.
2. The structure shall include a minimum 25 foot wide dense vegetative screen sufficient to screen all new development from the freeway and Quite Maples. The buffer shall be no closer than 10 feet from the existing sewer line running along the easterly property line.
3. Additional details shall be included on the site plan and landscape plan showing how the proposed driveway access off of Skansie Avenue will be filled, retained and vegetated.
4. A revised landscape plan shall be submitted which identifies all plant species and which conforms to the parking lot landscaping requirements of GHMC Section 17.78.080. The landscape plan must include a mechanical irrigation system.
5. The revised site plan and landscape plan shall include accurate calculations on areas of landscaping and impervious coverage, particularly in the parking lot area. This shall be used to

determine compliance with parking lot landscaping requirements.

6. The separate parcels shall be combined into one lot of record or a binding site plan shall be recorded which ties the parcels together.

7. Revised elevation and footprint details shall be submitted which accurately reflect their inter-relationship.

8. The revised site plan shall indicate permanent buffers and/or a proposed phasing plan which identifies future development pads or allowable areas of disturbance.

Additional conditions of approval will be included once a revised site plan has been submitted which shall include, but not be limited to, the following:

9. Stormwater shall be collected and treated according to standards comparable to the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin.

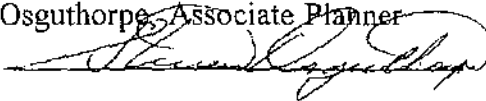
10. Dense shrubbery shall be included between the wetland "lobe" nearest the parking lot if the buffer is less than 50 feet.

11. The wetland boundaries shall be formally delineated through a survey which shall be filed with the Pierce County Recorder's office.

12. A bond or cash assignment shall be posted with the City to cover the costs of a future left turn lane should traffic conditions warrant it. The bond or cash assignment shall be of an amount approved by the Public Works Department and which shall be based upon a fair market cost estimate of the work to be done plus 10%.

13. All landscaping shall be installed and approved by the City prior to issuance of a certificate of occupancy.

Project Planner: Steve Osguthorpe, Associate Planner



Date: 4-13-95

June 1, 1995 Chapel Hill Presbyterian Church
Page 1

**CITY OF GIG HARBOR
HEARING EXAMINER
FINDINGS, CONCLUSIONS AND DECISION**

APPLICANT: Chapel Hill Presbyterian Church
CASE NO.: SPR 95-01, CUP 95-01, VAR 95-01
LOCATION: 4814 Rosedale Street

APPLICATION:

Request for site plan approval, conditional use approval and a height variance to allow expansion of an existing church building.

SUMMARY OF RECOMMENDATION AND DECISION:

Staff Recommendation: Deny
Hearing Examiner Decision/Recommendation: Approve with conditions

PUBLIC HEARING:

After reviewing the official file which included the Community Development Staff Advisory Report; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Chapel Hill Presbyterian Church application was opened at 5:10 p.m., April 19, 1995, in the City Hall, Gig Harbor, Washington, and at 5:20 pm was continued administratively to May 17, 1995. The hearing was reopened at 5:10 on May 17, 1995 and was closed at 6:30 p.m.. Participants at the public hearing and the exhibits offered and entered are listed in the minutes of the meeting. A verbatim recording of the hearing is available in the Planning Department.

HEARING COMMENTS:

The following is a summary of the comments offered at the public hearing:

From the City:

Ray Gilmore, Planning Director, reviewed the staff report (Exhibit A) and a staff memorandum (Exhibit G).

From the Applicant:

Bill Lynne, Attorney for the Applicant, submitted a memorandum (Exhibit J) and said:

- It is not fair to characterize the area as a residential area as indicated in the staff report. He used an aerial photograph to show the different uses in the area (Exhibit D). The uses he described included:

SR-16

PTI Communications headquarters

PTI Communications Storage area

- North Creek Homeowners Association (Exhibit P)
- Homeowners in the Gig Harbor Heights area (Exhibit Q)
- PTI Communications (Exhibit S)
- St. John's Episcopal Parish (Exhibit U)
- The United Methodist Church of Gig Harbor (Exhibit V)
- First Baptist Church (Exhibit W)
- Nearby property owners (Exhibit R & T)

FINDINGS, CONCLUSIONS AND DECISION/RECOMMENDATION:

Having considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

A. FINDINGS:

1. The information contained in Sections I through IV of the Planning Staff Advisory Report (Hearing Examiner Exhibit A) is found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference is adopted as a part of the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.
2. The applicant has requested approval of a site plan, conditional use permit, and height variance to allow construction of an addition to the existing Chapel Hill Presbyterian Church.
3. The subject property is on approximately 34 acres of land. The existing church facility is located in the northeast corner of the property. The addition would extend south from the existing structure and the parking lot for 408 new parking stalls would extend to the southwest. 142 existing parking stalls would remain for a total of 550 stalls.
4. The structure at its highest point would be 54 feet 6 inches high. The zoning code allows a height of 35 feet. The variance request is for 24 feet 6 inches.
5. Site Plan: Section 17.96.030.B of the Gig Harbor Municipal Code (GHMC) indicates the hearing examiner shall consider the approval of site plans with specific attention to the following:
 1. Compatibility with the city's comprehensive plan;
 2. Compatibility with the surrounding buildings occupancy and use factors; and
 3. All relevant statutory codes, regulations, ordinances and compliance with the same.
6. Conditional Use: GHMC Section 17.50.030 states that houses of religious worship, rectories and parish houses may be allowed as a conditional use in the R-1 zone. The review criteria for a conditional use, as per Section 17.64.040, are as follows:
 - a. That the use for which the conditional use permit is applied for is specified by this title as being conditionally permitted within the zone, and is consistent with the description and purpose of the zone district in which the property is located:

- b. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;
 - c. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;
 - d. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner.
7. Variance: GHMC Section 17.16.080 limits the height of structures as per the height overlay district defined in Chapter 17.62. Residential structures in the height overlay district are limited to a maximum height of 25 feet, with multi-family structures of four or more units and commercial building's being limited to a height of 35 feet.
- Variances may be granted only if the applicant can successfully demonstrate that all of the following criteria can be met:
- a. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district.
 - b. There are special conditions and circumstances applicable to the property such as size, shape, topography or location, not applicable to land in the same district and that literal interpretation of the provisions of this ordinance would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this ordinance.
 - c. That the special circumstances and conditions do not result from the actions of the applicant.
 - d. The granting of the variance will not constitute a grant of special privilege inconsistent with limitation upon other properties in the vicinity and zone.
 - e. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is situated.
 - f. The variance is the minimum variance that will make possible the reasonable use of the land.
8. The properties across Rosedale Street to the north are developed with Gig Harbor High School, Discovery Elementary School and PTI Communication Offices. The properties to the east include some vacant land and properties which are developed include Quiet Maples duplexes, St. John's Episcopal Church, Shoreline Glass, PTI Communications Storage, and some single family residences. Properties to the south are developed as the North

Chapel Hill Presbyterian Church
Page 2

Gig Harbor High School
Discovery Elementary School
Chapel Hill Presbyterian Church
Quiet Maples Apartments

He noted the church is on the fringe of a neighborhood, but is not in the heart of one. He also noted that the single family uses to the south and west (Northcreek and The Heights) are shielded from Chapel Hill Presbyterian Church by topography and by permanent buffers (i.e. wetlands).

- The church is not just a religious facility, but that it also serves other public purposes.
- The proposed sanctuary would not be highly visible from the freeway due to the distance and due to the backdrop of trees.
- Religious uses are entitled to protection under the Constitution.
- The interests stated by the City are aesthetic in nature and not compelling.
- Regarding the Conditional Use Permit he noted that people who live and/or have property around the church the proposal. He asked who is better to determine compatibility than a neighbor.
- The proposed building is in scale with what is around it. He acknowledged it is a big building, but said it is on large parcel of land across from schools which are also large in scale.
- The proposed building will be invisible from neighboring single family homes.
- Regarding the variance, he noted the wetlands on the site orient the building away from the single family neighborhood of The Heights.
- The wetlands also preclude reasonable excavation and siting of the structure into the hillside to allow reduction of the height.
- The site is unique due to its topography, wetlands and size.
- Regarding public welfare, he noted that no one would be impacted, rather, the public would be served if the proposal is approved.
- A lot of effort has gone into the design of the proposed sanctuary and the request is the minimum variance needed.

Mark Toone, Pastor of Chapel Hill Presbyterian, reviewed his prepared remarks which he submitted for the record (Exhibit K). He also submitted a list of users of Chapel Hill Presbyterian Church facilities for which he said no fees were charged (Exhibit L). He also submitted a number of letters of support of the proposal (Exhibit M through W). In his comments he noted:

- The sanctuary of a church is a place of worship and the structure itself helps lift the spirit of the parishioners.
- The existing steeple and cross of Chapel Hill Presbyterian are within one foot of the height requested for the proposed sanctuary.

Chapel Hill Presbyterian Church
Page 3

- The required 35 foot height limit would hamper the religious experience of the parishioners.
- Nearly all of the existing churches in Gig Harbor exceed the height limits of the zoning code.

Dan Barsher, Project Architect, reviewed the design objectives for the new structure. He said:

- The 1,100 to 1,500 seats proposed will serve the comment as well as the congregation.
- The proposal focuses on the sanctuary, but also includes a Narthex, Chancel, youth rooms, choir room, and storage.
- The architects are trying to minimize the size of the structure by using forms such as stepped and pitched roofs which are used to reduce the scale.
- The eight (8) foot buffer shown along the south property line has been changed to twenty five (25) feet.
- Twenty (20) feet of the proposed buffer along Quiet Maples is on the Quiet Maples property, but would be landscaped by Chapel Hill Presbyterian.
- The Sanctuary will include a balcony with 400 seats. The balcony will allow the seats to be brought forward to provide a more intimate feel for the congregation.
- A voluminous space is needed to help with reverberation and acoustics (See Exhibit FF).

From the Community:

Bill Reed said he is not a member of Chapel Hill Presbyterian, but as a practicing architect he believed:

- It would be inappropriate to have a 1,500 seat sanctuary in a 35 foot high structure.
- There is a scale and charm in the center of Gig Harbor, but this proposal is located in an area where it would be in scale with the surrounding uses.
- This proposal is a wonderful opportunity for the City and it should be approved.

Response from the City:

Ray Gilmore, Planning Director, said:

- The City does have a restrictive height code and the main issue in this case is the proposed height of the structure.
- Staff is ready to offer approval of the site plan and conditional use permit with conditions, if there is no height issue.

WRITTEN COMMENTS:

The following written arguments and comments were submitted and entered into record:

- Applicant's Memorandum, submitted by William Lynn, Attorney (Exhibit J).
- Letter regarding fence, landscape buffer and control of stormwater desired by owners of Quiet Maples (Exhibit H).
- Letters of support from:
 - Peninsula School District (Exhibit M)
 - Tacoma Community College (Exhibit N & O)

Creek single family neighborhood. Properties to the west are developing as the Heights single family neighborhood.

9. The proposed addition will be visually screened from single family neighborhoods to the south and west by existing vegetation. (See Exhibits CC & DD).
10. The applicant's architect prepared several design alternatives for the site (see Exhibits X & Y #1-5).
11. Surrounding neighbors and property owners supported the proposal. (See Exhibits M and P through U). The management of Quiet Maples, adjacent to the east submitted exhibit D which was generally supportive of the proposal, but expressed concerns regarding landscaping, fencing and storm water control.
12. No one from the general public spoke or wrote in opposition to the proposal.
13. The memorandum submitted by the applicant's attorney cited *Sumner v. First Baptist Church*, 97 Wn.2d 1, 639, p. 2d 1358 (1982) which stated in part:

When the city, in the exercise of its police power, is confronted with rights protected by the First Amendment, it should not be uncompromising and rigid. Rather, it should approach the problem with flexibility. There should be some play in the joints of both the zoning ordinance and the building code. An effort to accommodate the religious freedom of appellants while at the same time giving effect to the legitimate concerns of the city as expressed in its building code and zoning ordinance would seem to be in order. The record does not disclose that such an effort was made by either the city or the trial court.

14. A number existing of church steeples in Gig Harbor exceed the zoning code height limits (see Exhibit HH).

B. CONCLUSIONS:

1. Site Plan:

- a. The proposed use is compatible with the city's comprehensive plan.
- b. The structure as proposed will be compatible with the surrounding buildings occupancy and use factors. The church structures will all be located on the northeastern portion of the property which is near existing schools, an office building and an apartment development. Extensive landscaping is proposed between the church and the adjacent Quiet Maples development. In addition, the access drive to Skansie Ave. will be landscaped where it adjoins the Quiet Maples development.
- c. The proposal will need to comply with all relevant codes, regulations and ordinances except for height requirements which will be addressed in the variance section of this report.

2. Conditional Use Permit:

- a. A conditional use is a use that has been legislatively determined to be allowed within a given zone if appropriate conditions can be imposed to ensure its compatibility with those uses which are permitted as a matter of right within that zone. A conditional use thus carries a fairly heavy assumption of acceptability within the zone it includes. In

Chapel Hill Presbyterian Church
Page 7

consideration of any conditional use permit application, the Examiner is required to consider the degree of compatibility which would exist between the use and its particular surroundings and may impose such conditions as are necessary to ensure compatibility. If compatibility can be ensured, then the permit should be approved.

- b. The church expansion for which the conditional use permit is required is specified by this title as being conditionally permitted within the zone, and may be consistent with the general intent of the stated purpose of the zone district provided that adequate buffering is maintained to screen development from adjacent residential areas;
- c. The granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located, provided that adequate buffering is maintained to screen development from adjacent residential areas;
- d. The proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets, provided that adequate funds are set aside to construct a left turn lane in the future if it is determined that a left turn lane is necessary to maintain proper traffic flow on Rosedale Street.
- e. The site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title.

3. Variance:

- a. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district.
- b. The Examiner concurs with the argument set forth by the applicant's attorney that there is no compelling interest in restricting the height of the church, particularly the height of the principal worship area of the church. The site is unique due to its large size and due to the fact that its size will allow it to be well screened from neighboring residential uses.

Churches commonly have vertical as well as horizontal space in which to worship. In this case, if the height of the church worship area were to be limited to 35 feet, it would effectively limit the size of the seating capacity of the worship area. While it would be physically possible to construct a church building which could handle the proposed number of seats, the end result would look and feel like a warehouse or "big box" retail store and not a church or cathedral.

Although the Examiner believes Sumner v. First Baptist cited in the findings above is not exactly on point in this case, the argument that there should be some flexibility in the zoning code with respect to the free exercise of religion is accepted. That is not to say that the zoning code should not apply to religious structures, but rather that some flexibility should be allowed with respect to steeples and portions of the structure such as the sanctuary which historically have been constructed with a significant amount of vertical space.

Ideally, the zoning code should have a section which provides special guidance for structures where standardized height limits don't readily apply (i.e.: churches and municipal water tanks).

4. The granting of the requested variance, as conditioned below, would not be detrimental to persons or property in the neighborhood or to the public welfare. The surrounding neighborhood is developed with a mix of uses and the proposal would be compatible with the surrounding buildings and uses, particularly in light of the screening required under the conditional use permit.
5. The public welfare would be served if the church addition is constructed as conditioned below.

C. DECISION/RECOMMENDATION:

Based upon the foregoing findings of fact and conclusions:

1. It is recommended that the requested Site Plan be approved, subject to the following conditions:
 - a. The project shall meet all setback requirements of the R-1 zoning district;
 - b. The separate parcels shall be combined into one lot of record or a binding site plan shall be recorded which ties the parcels together.
 - c. Revised elevation and footprint details shall be submitted which accurately reflect their inter-relationship.
2. The requested Conditional Use Permit is approved subject to the following conditions:
 - a. Development shall be in substantial compliance with the site plan (Exhibit E), except as modified by other conditions in this report. The Planning Director shall have the authority to allow minor deviations from said site plan, however, no modifications shall be permitted which allow any non-compliance with City codes or which increase the height allowed in the variance below.
 - b. The plan for the proposed road access from Skansie (Exhibit F) must receive approval from the Public Works Director prior to construction. Said access shall be completed prior to issuance of a certificate of occupancy.
 - c. The revised landscape plan/site plan (Exhibit F) shall be reviewed by the Planning Director for compliance with the City codes. Said plan shall be required to comply with

Chapel Hill Presbyterian Church
Page 9

GHMC Section 17.78.080 and have a mechanical irrigation system installed prior to installation of any landscaping. To insure compatibility with the adjacent Quiet Maples development, the revised plan shall include a minimum 25 foot wide dense vegetative screen sufficient to screen the church and new access to Skansie Ave from Quiet Maples. The buffer shall be no closer than 10 feet from the existing sewer line running along the easterly property line. A 6 foot high solid wood fence shall be installed along both adjoining borders of the Quiet Maples property. All landscaping and the Quiet Naples fence shall be installed and must receive approval of the City prior to the issuance of a certificate of occupancy.

- d. Natural perimeter landscaping and existing vegetation in undeveloped property which are shown on Exhibit E shall be retained as proposed.
 - e. Stormwater shall be collected and treated according to standards comparable to the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin.
 - f. Dense shrubbery shall be included between the wetland "lobe" nearest the parking lot if the buffer is less than 50 feet.
 - g. The wetland boundaries shall be formally delineated through a survey which shall be filed with the Pierce County Recorder's office.
 - h. A bond or cash assignment shall be posted with the City to cover the costs of future left turn lane should traffic conditions warrant it. The bond or cash assignment shall be of an amount approved by the Public Works Department and which shall be based upon a fair market cost estimate of the work to be done plus 10%.
 - i. Approval of the site plan by the Gig Harbor City Council must be received before the subject Conditional Use Permit becomes effective.
3. A height variance for the sanctuary and chancel of the proposed structure is approved, subject to the following condition:
- a. The sanctuary and chancel areas shall not exceed 59 feet 6 inches in height. All other portions of the proposed addition including the narthex, youth rooms, choir room and storage shall comply with the 35 foot height limit of the zoning code.

Dated this 1st day of June, 1995.


Ron McConnell
Hearing Examiner

Chapel Hill Presbyterian Church
Page 10

RECONSIDERATION:

Any aggrieved person feeling that the decision of the Examiner is based on erroneous procedures, errors of law or fact, error in judgment, or the discovery of new evidence which could not be reasonably available at the prior hearing, may make a written request for reconsideration by the Examiner within ten (10) days of the date the decision is rendered. This request shall set forth the specific errors of new information relied upon by such appellant, and the Examiner may, after review of the record, take further action as he or she deems proper.

APPEAL OF EXAMINER'S DECISION ON THE CONDITIONAL USE PERMIT:

Any party who feels aggrieved by the Examiner's decision may submit an appeal in writing to the Gig Harbor Planning Director within (14) days from the date the final decision of the Examiner is rendered, requesting a review of such decision.

Such appeal shall be upon the record, established and made at the hearing held by the Examiner. Whenever a decision of the Examiner is reviewed by the City Council pursuant to this section, other parties of record may submit written memoranda in support of their position. In addition, the Council shall allow each side no more than fifteen minutes of oral presentation. However, no new evidence or testimony shall be presented to the Council during such oral presentation. The City Council shall accept, modify or reject any findings or conclusions, or remand the decisions of the Examiner for conclusions, or remand the decisions of the Examiner for further hearing; provided that any decision of the City Council shall be based on the record of the hearing conducted by the Examiner; however, the Council may publicly request additional information of the appellant and the Examiner at its discretion.

Upon such written appeal being filed within the time period allotted and upon payment of fees as required, a review shall be held by the City Council. Such review shall be held in accordance with appeal procedures adopted by the City Council by resolution. If the Examiner has recommended approval of the proposal, such recommendation shall be considered by the City Council at the same time as the consideration of the appeal.

Further action by the Examiner shall be within thirty (30) days of the reconsideration request.

COUNCIL ACTION:

Any application requiring action by the City Council shall be taken by the adoption of a resolution or ordinance by the Council. When taking any such final action, the Council shall make and enter Findings of Fact from the record and conclusions therefrom which support its action. The City Council may adopt all or portions of the Examiner's Findings and Conclusions.

In the Case of an ordinance or rezone of property, the ordinance shall not be placed on the council's agenda until all conditions, restrictions, or modifications which may have been stipulated by the Council have been accomplished or provisions for compliance made to the satisfaction of the Council.

The action of the Council, approving, modifying, or reversing a decision of the Examiner, shall be final and conclusive, unless within twenty (20) business days from the date of the Council action an aggrieved party of record applies for a Writ of certiorari to the Superior Court of Washington for Pierce County, for the purpose of review of the action taken.



City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

MEMORANDUM

TO: Ron McConnell, Hearing Examiner
FROM: Steve Osguthorpe, Associate Planner
DATE: June 20, 1995

SUBJECT: SPR 95-01/CUP 95-01/VAR 95-01 -- Chapel Hill Presbyterian Church - 4814 Rosedale Street - Request for site plan approval, conditional use approval, and a variance allowing an expansion of existing church building to a height of 24.5 feet above the 35 foot height limit.

A timely request has been submitted for reconsideration of your decision on the Chapel Hill Presbyterian Church expansion proposal and variance. The request is from Mr. William T. Lynn of Gordon, Thomas, Honeywell, Malanca, Peterson & Daheim, who is representing Chapel Hill Church. I am enclosing for your review a written statement submitted by Mr. Lynn who states three reasons for his request for reconsideration. The first two reasons relate to issues which the staff concurs with. The first issue pertaining to submission of revised elevation and footprint details has been explained by the architect to the staff's satisfaction. The second issue pertaining to landscaping over the sewer line is no longer an issue to the Public Works Department because it has been determined that the sewer line is deep enough not to be affected by trees planted on top of it.

The third issue regarding retained vegetation is more significant because it pertains to both conditional use and variance mitigation measures as stated in the Hearing Examiner's findings and conclusions. On this issues, the staff's position and recommendation remains unchanged and refers the Hearing Examiner to the findings and conclusions stated in the staff report dated April 19, 1995, particularly in reference to *site-specific* hardships, impacts on surrounding development based upon mass and scale, and retention of existing vegetation as buffers.

According to GHMC 17.10.150, individuals may present to the Hearing Examiner the specific errors of the Examiner's decision or the new information relied upon by the appellants. The Hearing Examiner may, after review of the record, take further action as he deems proper.

cc: William T. Lynn

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WILLIAM T. LYNN

June 13, 1995

Ron McConnell
Gig Harbor Hearings Examiner
3105 Judson Street
Gig Harbor, WA 98335

Re: *Chapel Hill Presbyterian Church*
SPR 95-01, CUP 95-01, VAR 95-01

Dear Examiner McConnell:

This letter shall serve as the applicant's request for reconsideration of three issues raised by your decision dated June 1, 1995. Two of the issues are very simply and are more of the nature of clarifications. The third requires some discussion which is set forth below. The three issues are as follows.

1. Condition 1(c) under the heading "Decision/Recommendation" requires the submission of revised elevation and footprint details. This information was provided to the City in a submission dated April 25, 1995, and the information was explained to Steve Osguthorpe on May 10. The architect, Dan Barsher, can provide additional written explanation if necessary.

2. Condition 2(c) states that the buffer shall be no closer than ten feet from the existing sewer line. This was a carry-over from the earlier hearing and the Public Works Director has subsequently agreed that the condition is not necessary. We believe that Mr. Osguthorpe and Ray Gilmore can assure you that this condition is no longer necessary.

3. Condition 2(d) is a new condition which seems to imply that all of the remaining undeveloped property shall be retained in a natural condition. As we discussed at the public hearing, there are wetland and other constraints that apply to a good portion of this property. However, there is also property which is not so constrained and which could be developed for some purpose over the life of the church use. The applicant did submit photographs showing the current views of the church property from the surrounding properties, and did make the argument that, because of existing vegetation, the church proposal would be largely invisible to surrounding

GORDON, THOMAS, HONEYWELL
MALANCA, PETERSON & DAHEIM, P.L.L.C.

June 13, 1995
Page 2

property owners. However, the entire extent of the existing vegetation is not necessary to achieve this effect.

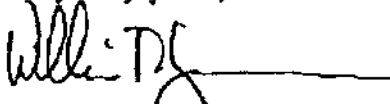
We certainly understand the Examiner's intent that any necessary buffer areas and wetlands with their buffers be retained. However, we believe that the buffer and screening function can be served by less than all of the existing vegetation on the project.

To address the Examiner's concern, while at the same time providing some flexibility for future potential development, we would like to suggest that Condition 2(d) be replaced by the following:

The Examiner's approval is, in part, based upon screening provided by existing vegetation in wetland, wetland buffer, and perimeter areas of the church property. Any future proposed use of the church property will be scrutinized by the Hearing Examiner, with respect to the removal of existing vegetation, to assure that sufficient vegetation screening is provided to assure compatibility with surrounding uses.

Hopefully this language will assure that the applicant lives up to any representations relied upon by the Hearing Examiner, while at the same time not foreclosing proposals which would otherwise merit the approval of the City. We thank you for your consideration and would be happy to provide you with any other information you might require.

Very truly yours,



William T. Lynn

WTL:dp

cc: Dan Barsher, AustinCina P.S.
John Nichols, Chapel Hill
Pastor Mark Toone, Chapel Hill

**CITY OF GIG HARBOR
HEARING EXAMINER
RECONSIDERATION OF DECISION/
RECOMMENDATION**

APPLICANT: Chapel Hill Presbyterian Church
CASE NO.: SPR 95-01, CUP 95-01, VAR 95-01
LOCATION: 4814 Rosedale Street

FINDINGS, CONCLUSIONS AND DECISION:

Having considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

I. FINDINGS:

A. On June 13, 1995, the applicant's attorney requested reconsideration of my decision/recommendation dated June 1, 1995

He submitted a letter, Reconsideration Exhibit A, which raised three issues relative to my decision. The issues raised relative to Conditions 1(c) and 2(c) were essentially requests for clarification and an alternative condition was offered to replace condition 2(d).

B. Condition 1(c) requires the submission of revised elevation and footprint details. Elevation and footprint details were submitted on April 25, 1995, and staff has determined that they comply with the conditions of approval set forth in my decision dated June 1, 1995 (see Reconsideration Exhibit B).

C. Condition 2(c) states that the buffer shall be no closer than ten feet from the existing sewer line. The Public Works Department has determined the sewer line is deep enough so it will not be affected by trees planted on top of it (see Reconsideration Exhibit B).

D. Condition 2(d) indicates that the natural perimeter landscaping and the existing vegetation located in the undeveloped portion of the property should be retained as shown on the proposed site plan.

The request for reconsideration states that the condition

"seems to imply that all of the remaining undeveloped property shall be retained in a natural condition. As we discussed at the public hearing, there are wetland and other constraints that apply to a good portion of this property. However, there is also property which is not so constrained and which could be developed for some purpose over the life of the church use. The applicant did submit photographs showing the current views of the church property from the surrounding properties, and did make the argument that, because of existing vegetation, the church proposal would be largely invisible to surrounding property owners. However, the entire extent of the existing vegetation is not necessary to achieve this effect."

The request then goes on to say:

“we certainly understand the Examiner’s intent that any necessary buffer areas and wetlands with their buffers be retained. However, we believe that the buffer and screening function can be served by less than all of the existing vegetation on the project.

To address the Examiner’s concern, while at the same time providing some flexibility for future potential development, we would like to suggest that Condition 2(d) be replaced by the following:

The Examiner’s approval is, in part, based upon screening provided by existing vegetation in wetland, wetland buffer, and perimeter areas of the church property. Any future proposed use of the church property will be scrutinized by the Hearing Examiner, with respect to the removal of existing vegetation, to assure that sufficient vegetation screening is provided to assure compatibility with surrounding uses.”

Staff responded in Reconsideration Exhibit B which indicates that the

“issue regarding retained vegetation is more significant because it pertains to both conditional use and variance mitigation measures as stated in the Hearing Examiner’s findings and conclusions. On this issue, the staff’s position and recommendation remains unchanged and refers the Hearing Examiner to the findings and conclusions stated in the staff report dated April 19, 1995, particularly in reference to site-specific hardships, impacts on surrounding development based upon mass and scale, and retention of existing vegetation as buffers.”

II. CONCLUSIONS

A. I concur with the staff response to the request for reconsideration relative to two (2) of the conditions (see Reconsideration Exhibit B). Therefore:

1. Condition 1(c) is unnecessary and should be deleted and,
2. Condition 2(c) should be modified and the following sentence should be deleted:

“The buffer shall be no closer than 10 feet from the existing sewer line running along the easterly property line.”

B. The subject site is now heavily wooded and the retention of a significant portion of that vegetation is critical to insure compatibility of the growing church with its neighbors, particularly the adjacent residential uses. The church has no master plan for its future growth and all of the recent changes and expansions of the church facilities have been addressed on a case by case basis. The scale of the church facility has reached a point whereby care must be exercised to insure that nearby residential uses are not impacted.

Ideally, the church would develop a master plan for its future growth. As noted in the request for reconsideration, there is property which is not environmentally constrained which could be developed for some purpose over the life of the church use. Also, as noted in the request for reconsideration, because of the existing vegetation, the church proposal would be largely invisible to surrounding property owners. The applicants have argued that the entire extent of the existing vegetation is not necessary to screen the church. This is probably true, however, with no master plan or any indication of what or when additional development may take place, the existing vegetation should be required to be retained and the issue revisited when the next phase of church growth occurs. It is not expected that existing vegetation will be retained in perpetuity, but rather the intent of condition 2 (d) is to insure that none of the existing vegetation is unnecessarily removed.

In the future, if the church comes forward with another proposal, that proposal should be dealt with through the public review process and the issue of screening should be revisited to insure that compatibility with surrounding uses will be maintained. Condition 2(d) should be reworded, however, in order to provide clarity.

III. DECISION:

Based upon the foregoing findings and conclusions, the conditions in my June 1, 1995, decision on Case No. SPR 95-01, CUP 95-01 and VAR 95-01 are hereby modified as follows:

A. Condition 1(c) is deleted.

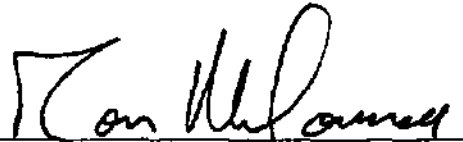
B. Condition 2(c) is modified to read:

"The revised landscape plan/site plan (Exhibit F) shall be reviewed by the Planning Director for compliance with the City codes. Said plan shall be required to comply with GHMC Section 17.78.080 and have a mechanical irrigation system installed prior to installation of any landscaping. To insure compatibility with the adjacent Quiet Maples development, the revised plan shall include a minimum 25 foot wide dense vegetation screen sufficient to screen the church and new access to Skansie Avenue from Quiet Maples. A six (6) foot high solid wood fence shall be installed along both adjoining borders of the Quiet Maples property. All landscaping and the Quiet Maples fence shall be installed and must receive approval of the City prior to the issuance of a certificate of occupancy."

C. Condition 2(d) is modified to read:

The natural perimeter landscaping and the existing vegetation which is shown on Exhibit E shall be retained. Any future use of the church property which would result in the removal of any existing vegetation shown to be retained on Exhibit E, shall require a public hearing. The public can then review the proposal to assure that sufficient vegetative screening will remain to provide continued compatibility with surrounding uses.

Dated this 26th day of June, 1995.


Ron McConnell
Hearing Examiner

APPEAL OF EXAMINER'S DECISION ON THE CONDITIONAL USE PERMIT:

Any party who feels aggrieved by the Examiner's decision may submit an appeal in writing to the Gig Harbor Planning Director within fourteen (14) days from the date the final decision of the Examiner is rendered, requesting a review of such decision.

Such appeal shall be upon the record, established and made at the hearing held by the Examiner. Whenever a decision of the Examiner is reviewed by the City Council pursuant to this section, other parties of record may submit written memoranda in support of their position. In addition, the Council shall allow each side no more than fifteen minutes of oral presentation. However, no new evidence or testimony shall be presented to the Council during such oral presentation. The City Council shall accept, modify, or reject any findings or conclusions, or remand the decisions of the Examiner for conclusions, or remand the decisions of the Examiner for further hearing; provided that any decision of the City Council shall be based on the record of the hearing conducted by the Examiner; however, the Council may publicly request additional information of the appellant and the Examiner at its discretion.

Upon such written appeal being filed within the time period allotted and upon payment of fees as required, a review shall be held by the City Council. Such review shall be held in accordance with appeal procedures adopted by the City Council by resolution. If the Examiner has recommended approval of the proposal, such recommendation shall be considered by the City Council at the same time as the consideration of the appeal.

Further action by the Examiner shall be within thirty (30) days of the reconsideration request.

COUNCIL ACTION ON THE SITE PLAN:

Any application requiring action by the City Council shall be taken by the adoption of a resolution or ordinance by the Council. When taking any such final action, the Council shall make and enter Findings of Fact from the record and conclusions therefrom which support its action. The City Council may adopt all or portions of the Examiner's Findings and Conclusions.

In the Case of an ordinance or rezone of property, the ordinance shall not be placed on the council's agenda until all conditions, restrictions, or modifications which may have been stipulated by the Council have been accomplished or provisions for compliance made to the satisfaction of the Council.

The action of the Council, approving, modifying, or reversing a decision of the Examiner, shall be final and conclusive, unless within twenty (20) business days from the date of the Council action an aggrieved party of record applies for a Writ of certiorari to the Superior Court of Washington for Pierce County, for the purpose of review of the action taken.

RECONSIDERATION EXHIBITS:

A. Request for reconsideration submitted by William T. Lynn, dated 6/13/95

B. Memo from Steve Osguthorpe dated 6/20/95

PARTIES OF RECORD:

Pastor Mark Toone
Chapel Hill Presbyterian Church
5917 51st Ave. N.W.
Gig Harbor, WA 98335

Bill Lynn
P.O. Box 1157
Tacoma, WA 98401

Dan Barshar
12202 Pacific Ave.
Tacoma, WA 98444

Bill Reed
8901 Franklin
Gig Harbor, WA 98335

Kathryn Dobler
3012 S. 47th, Suite 2
P.O. Box 111088
Tacoma, WA 98411-1088

Mark Mitrovich
Peninsula School District
14015 62nd Ave. N.W.
Gig Harbor, WA 98335

Norma Witacre
Tacoma Community College
5900 S. 12th Street
Tacoma, WA 98465

Carol Ludwig
Tacoma Community College
5900 S. 12th Street
Tacoma, WA 98465

Ronald & Deborah Hendrickson
4702 Bear Creek Lane
Gig Harbor, WA 9835

Frank Kinney
7969 Beardsley Avenue
Gig Harbor, WA 98335

Roselyn & Paul Davis
9508 Woodworth Avenue
Gig Harbor, WA 98332

Jon Erickson
PTI Communications
8102 Skansie Avenue
Gig Harbor, WA 98335

Barbara Wiles
P.O. Box 336
Gig Harbor, WA 9835

Pastor Alvin Ausved
The United Methodist Church of Gig
Harbor
7400 Pioneer Way
Gig Harbor, WA 98335

The Reverend Douglas Pollack
St. John's Episcopal Parish
7701 Skansie Avenue
Gig Harbor, WA 98335

Pastor Gary Radmacher
First Baptist Church
7721 Pioneer Way
P.O. Box 263
Gig Harbor, WA 98335

AustinCina P.S.

Architects, Land Planners

Phone: (206) 531-4300

Fax: (206) 537-6542

12202 Pacific Ave., Suite C

Tacoma, WA 98444

MEMO/FAX

19 July 1995

To: Steve Osguthorpe

From: Dan Barsher

RE: Chapel Hill Church

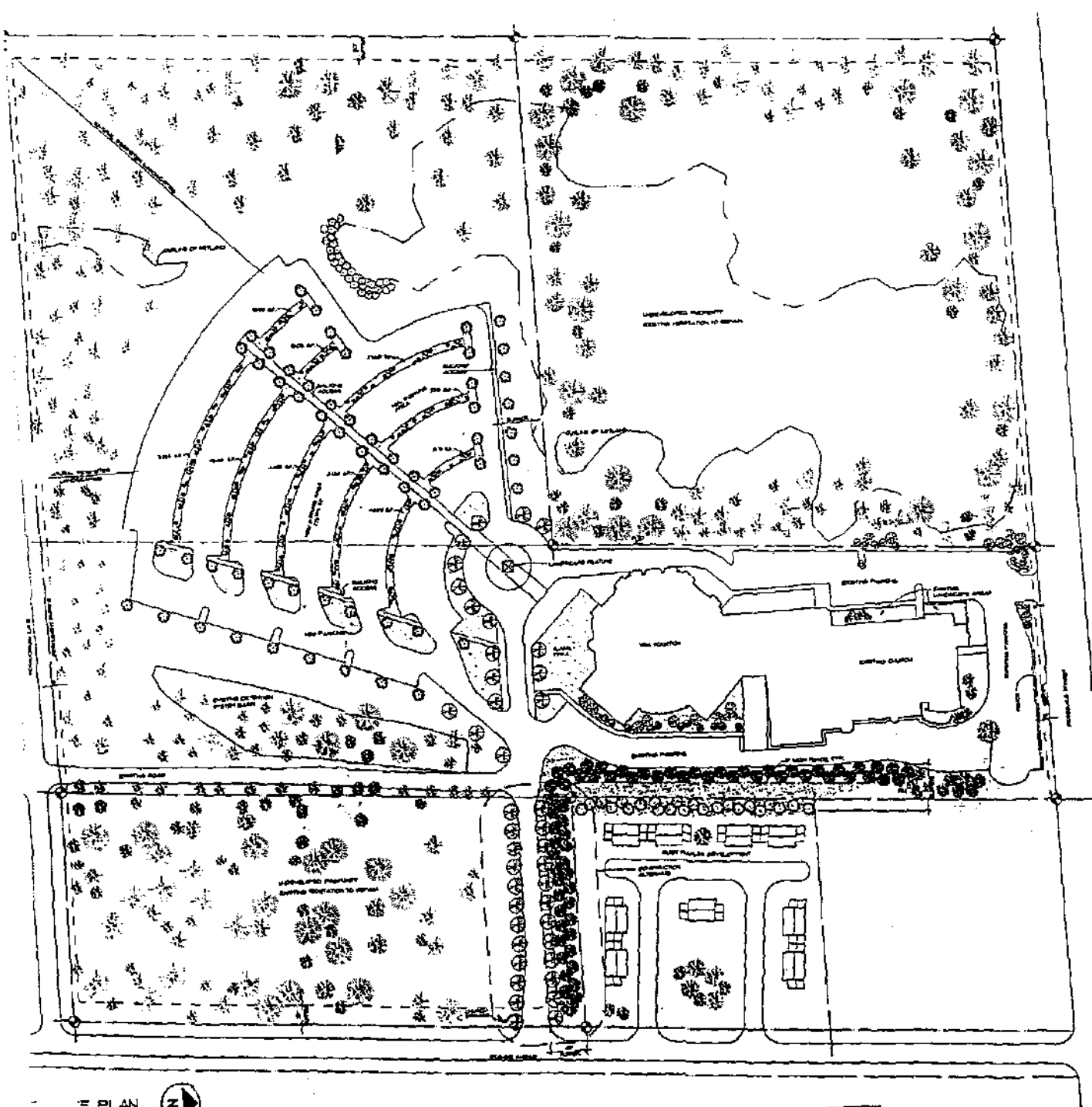
Dear Steve:

Reduced plan for your use. I'll also put a copy in the mail tonight.

Regards,



Dan



**Edward Challice
and Associates**
Landscape
Architects
888 Phoenix
Blvd., Suite 101
Gig Harbor, WA 98559

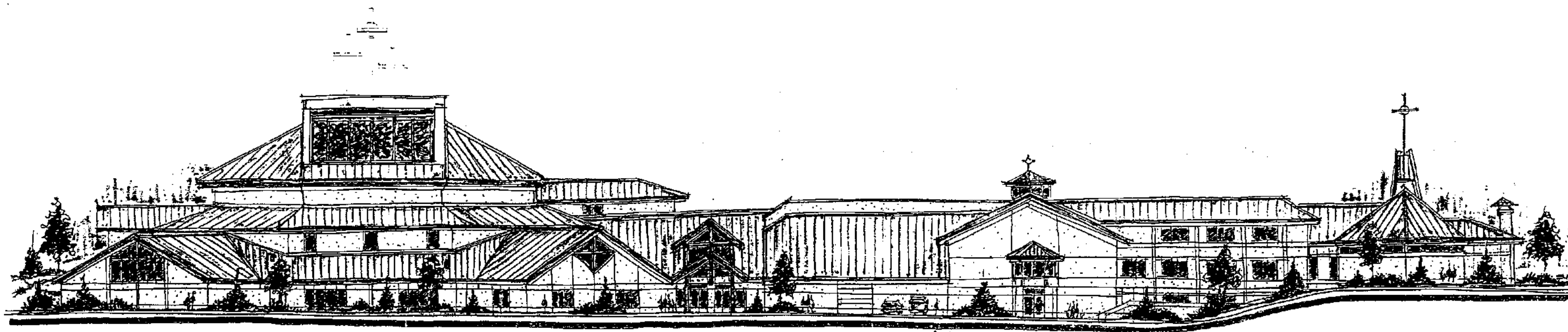
**CHAPEL HILL PRESBYTERIAN CHURCH
GIG HARBOR, WASHINGTON**
LANDSCAPE PLAN, LANSKAPING FOR BOOKS & PRESENTATION, LANSKAPING DESIGN,
LANDSCAPE ARCHITECTURE, USA OR ARCHITECTURE AND INTERIOR

SITE PLAN

CHURCH BUILDING	LANDSCAPE ARCHITECT'S OFFICE	PLANTING SCHEDULE	PLANT SYMBOLS
CONCRETE DRIVEWAY	EXISTING LANDSCAPE	PLANTING SYMBOLS	PLANT SYMBOLS
PAVED PARKING SPACES	PROPOSED LANDSCAPE	PLANTING SYMBOLS	PLANT SYMBOLS
UNPAVED PARKING SPACES	EXISTING TREES	PLANTING SYMBOLS	PLANT SYMBOLS
PROPOSED TREES	PROPOSED TREES	PLANTING SYMBOLS	PLANT SYMBOLS
PROPOSED SHRUBS	PROPOSED SHRUBS	PLANTING SYMBOLS	PLANT SYMBOLS
PROPOSED PERENNIALS	PROPOSED PERENNIALS	PLANTING SYMBOLS	PLANT SYMBOLS
PROPOSED ANNUALS	PROPOSED ANNUALS	PLANTING SYMBOLS	PLANT SYMBOLS
PROPOSED BIRDS	PROPOSED BIRDS	PLANTING SYMBOLS	PLANT SYMBOLS

PLANTING SCHEDULE	DATE
PLANTING SCHEDULE	DATE
PLANTING SCHEDULE	DATE

DATE: JAN 2004
JOB: 2004-001
REVISIONS:
BY: [initials]
DATE: [initials]

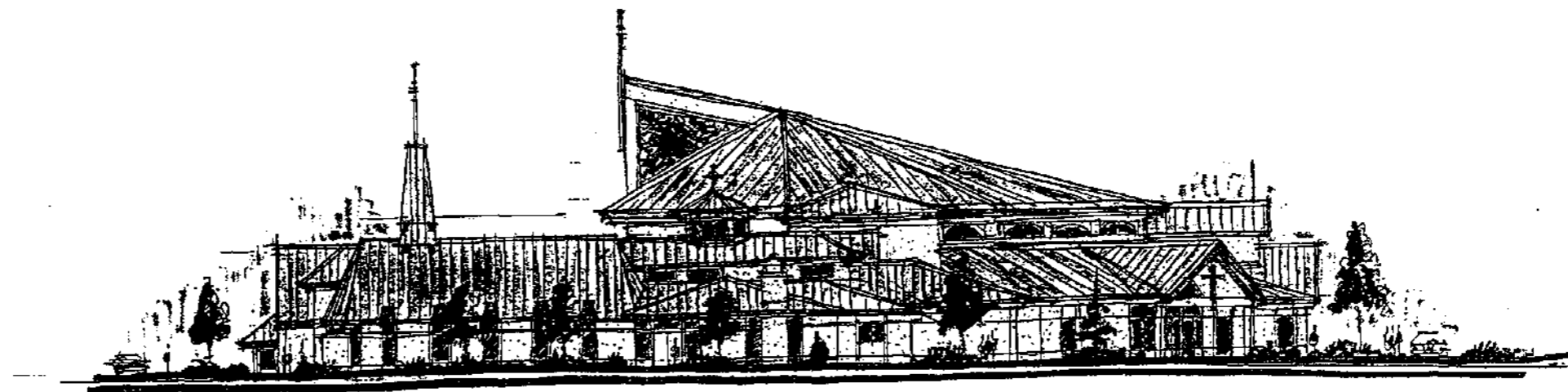


East Elevation

View of back of Church at lower level

CHAPEL HILL PRESBYTERIAN CHURCH
MASTER PLAN

AUSTINCINA
Architects 17 Nov 94

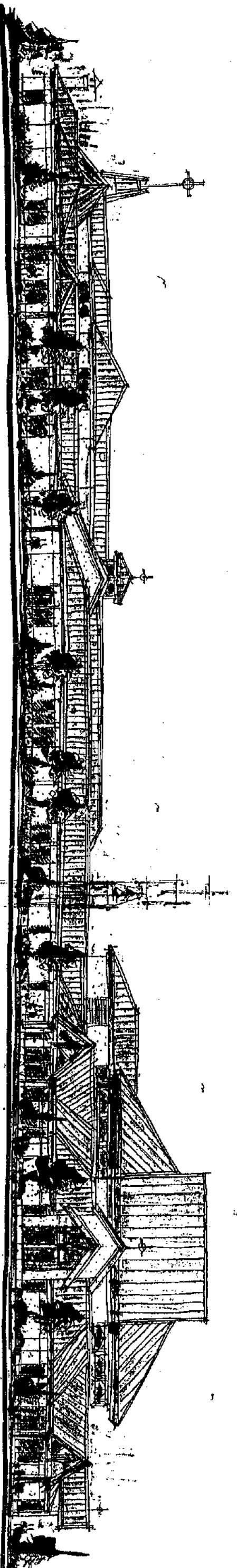


North Elevation

View from Rosedale Street

CHAPEL HILL PRESBYTERIAN CHURCH
MASTER PLAN

AUSTINCINA
Architects 16 Aug 94

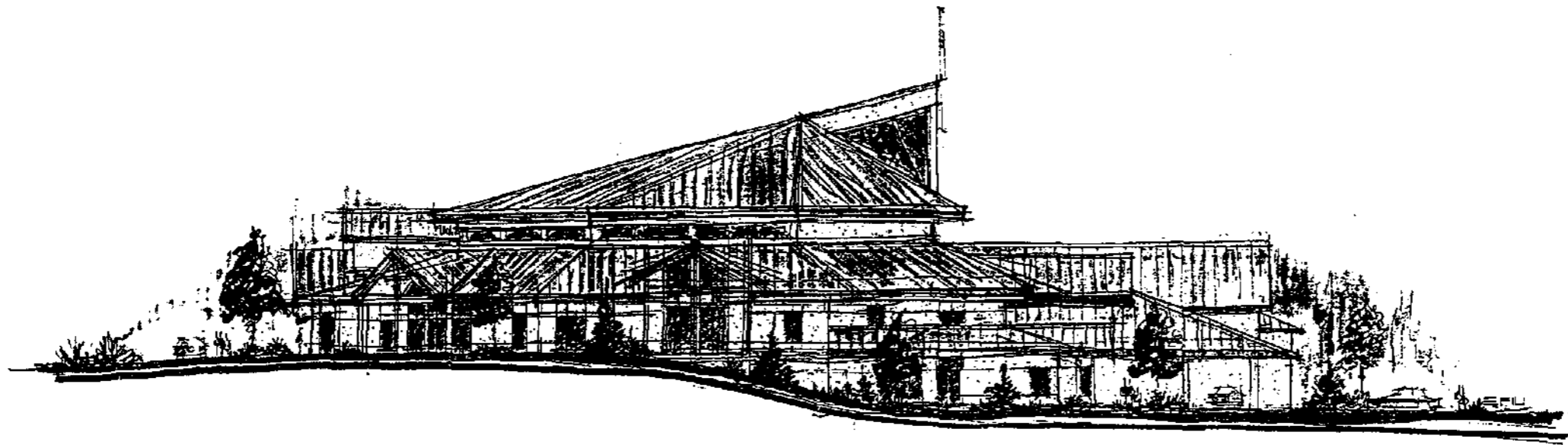


West Elevation

View of main entrance at upper level

CHAPEL HILL PRESBYTERIAN CHURCH
MASTER PLAN

AUSTIN, TEXAS
Architects 10 Aug 94



South Elevation

View of side of new Sanctuary

CHAPEL HILL PRESBYTERIAN CHURCH
MASTER PLAN

AUSTINCINA
Architects July 99



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: PLANNING STAFF *SO.*
DATE: JULY 24, 1995
**SUBJECT: REZ 95-01 - HOWARD DAHL - REQUEST TO REZONE 1+ ACRE
FROM R-1 (SINGLE FAMILY) TO RB-2 (RESIDENTIAL BUSINESS)
7715 SKANSIE AVENUE.**

INTRODUCTION/BACKGROUND

Howard Dahl, is requesting a rezone of his property located at 7715 Skansie Avenue, from R-1 (single family) to RB-2 (residential business). The site is located between the St. John's Episcopal Church and the Shoreline Glass Building.

POLICY

An ordinance to approve the requested rezone will be presented at the next City Council meeting which will be the first reading. The Council may agree to act on this proposal on the first reading, but a majority of the Council plus one must agree tonight to use this procedure. Otherwise, a second reading will be scheduled.

RECOMMENDATION

The staff and the Hearing Examiner are recommending approval of the requested rezone, believing that the site is no longer suitable for single family development. St. John's Episcopal Church is a better transition point into the R-1 zone than Mr. Dahl's house and will provide adequate buffering between future commercial development of Mr. Dahl's property and the residences to the south of the church.

Attached for the Council's consideration are the staff report to the hearing Examiner, the Hearing Examiner's recommendation to the City Council, and all illustrations which describe the location of the rezone.

NOTICE

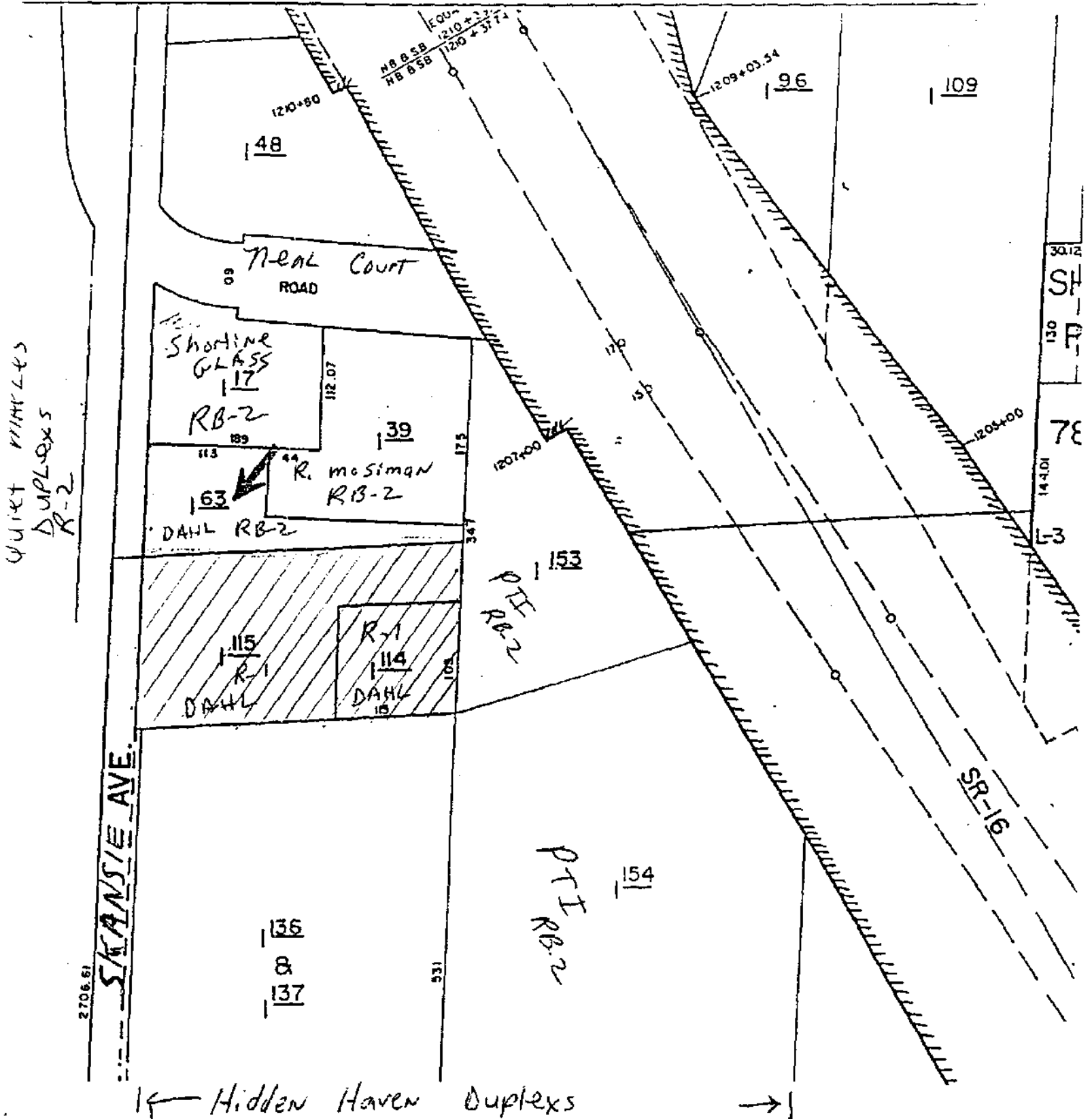
This Sketch is furnished as a courtesy only by First American Title Insurance Company and it is **NOT** a part of any title commitment or policy of title insurance.

This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads, or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.

ORDER NO. _____
SUBDIVISION _____
RCDG NO./VOL. & PG. _____
QTY/LE SEC 7 TWNSHP 21 N RANG 2



ROSEDALE ST.





City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

**GIG HARBOR COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: June 21, 1995

RE: REZ 95-01 - Howard Dahl - Request to rezone 1+ acre from R-1 (single family) to RB-2 (residential business) 7715 Skansie Avenue.

I. GENERAL INFORMATION

APPLICANT: Howard B. Dahl
7715 Skansie Avenue
Gig Harbor, WA 98335

OWNER: (same)

AGENT: N/A

II. PROPERTY DESCRIPTION

1. **Location:** 7715 Skansie Avenue
Tax assessor's parcel 02-21-07-1-114 & 115

2. **Site Area/Acreage:** 1+ acre

3. **Natural Site Characteristics:**

- i. **Soil Type:** Kitsap silt loam
- ii. **Slope:** gentle slope toward the east
- iii. **Drainage:** easterly
- iv. **Vegetation:** primarily domestic landscaping

4. **Zoning:**

i. **Subject parcel:** R-1 (single family)

ii. **Adjacent zoning and land use:**

North: RB-2 (residential/business) -- Shoreline Glass

South: R-1 -- St. John's Episcopal Church

East: RB-2 -- PTI storage & warehouse yard

West: R-1 -- Chapel Hill property, developed and undeveloped

5. **Utilities/road access:** The parcel is served by City sewer and water and is accessed off of Skansie Avenue - a City street.

III. **APPLICABLE LAND-USE POLICIES/CODES**

1. **Comprehensive Plan:**

The Comprehensive Plan Land Use Map designates this area as employment center.

Pg. 8 Employment Centers

Broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of the following:

- * Wholesale distribution facilities
- * Manufacturing and assembly
- * Business offices/business complexes
- * Telecommunication services
- * Transportation services and facilities
- * Conditional allowances of commercial facilities which are subordinate to and supportive of employment activities.

2. **Zoning Ordinance:**

17.16 - SINGLE FAMILY RESIDENTIAL (R-1)

Section 17.16.010 - Intent - An R-1 district is intended to provide for low density, single-family residential development for certain community services and facilities while preserving the character of the existing single-family residential areas.

17.30 - RESIDENTIAL AND BUSINESS DISTRICT (RB-2)

Section 17.30.010 - Intent - The RB-2 district is intended to provide a mix of medium density residential uses with certain specified business, personal and professional services. It is intended to serve as a transitional buffer between high intensity commercial areas and lower intensity residential areas. The RB-2 zone is similar in construction to the RB-1 zone while allowing a higher percentage of impervious coverage and multifamily residential development. Furthermore, the RB-2 zone would serve to minimize impacts to adjacent residential uses by limiting general operational impacts of a use to that portion of the site between the structure(s) and the fronting road.

17.100 - AMENDMENTS

Section 17.100.040 - Report to the City Council - The City Council shall consider the report and recommendation of the hearing examiner or planning commission on any proposed change or amendment regardless of the manner in which such change is initiated. Such report shall base its conclusion on the following criteria:

- A. That the request for reclassification furthers the goals, policies and objectives of the comprehensive plan;
- B. That there has been a change in conditions, upon which the existing zoning classification is based, sufficient to demonstrate that the current classification does not meet the public's interest. A changed condition constitutes a substantial and material change which was not anticipated nor foreseen since the adoption of the comprehensive plan or the last area zoning.
- C. That the requested classification will further the public's health, safety and general welfare.

IV. BACKGROUND INFORMATION:

The subject parcel is zoned R-1 (single family) and has a single family house on it. However, the property is completely surrounded by non-residential development including the St. John's church to the south, the PTI warehouse to the east, Shoreline Glass to the north, and Chapel Hill church property to the west.

V. REQUEST/PROJECT DESCRIPTION:

The current request is to rezone the property from R-1 to RB-2. The applicant has submitted the following statement (shown in *italics*) in support of his request:

I would like to request a re-zone of two parcels of land that lie within the city limits of Gig Harbor.

I own 3 parcels of adjoining land, of which 1 parcel borders Shoreline Glass Co. is zoned RB-2, and is vacant. The second parcel bordering PTI has a garage and a RV port, and zoned R-1. On the 3rd parcel is a house of which I reside, also bordering PTI and zoned R-1.

My entire north boundary abuts Shoreline Glass Co. and Roger Mosiman's dwelling, and my entire East border adjoins PTI, of which is all zoned RB2. My south boundary is St. John's church, consisting of a large building and large parking areas. To my west (across Skansie Ave). is a large vacant parcel recently purchased by Presbytery of Olympia. Quite maples Duplex apartments are to my northwest border.

To the south of St. John's Church is Hidden Haven, which consists of numerous more duplex rental units. These 2 parcels re-zoned to RB-2 designation would provide a natural land use flow with the surrounding business and multi-family units.

This request for re-classification does further the goals, policies, and objectives of the comprehensive plan by:

(1) allowing a location for an employment center, which would help create job opportunities within the local area, therefore eliminating the amount of commuters across the Tacoma Narrows Bridge.

(2) create a location for multifamily housing near the SR16 corridor.

(3) opportunities for home based occupations and business.

I have lived at this address for 24 years. Over the years, my immediate area has changed drastically from home owners and vacant, wooded land, to commercial business and multifamily dwellings. For these reasons, I feel my house and property is not ideal, compatible, or suitable for continuation as a single family residence. Also, it appears to be a strong possibility that a Rosedale/SR16 interchange will be necessary in the not-so-distant future. I do not feel this re-zone would significantly impact any established single family, multifamily, church, or commercial business in my area.

Thanks for understanding and considering this re-zone request...

VI. PUBLIC NOTICE:

The property was posted and legal notice was sent to the Peninsula Gateway for publication and to property owners within 300 feet of the site. As of 6-12-95, no public input has been received.

VII. ANALYSIS:

For reasons stated in the background information and in the applicant's statement, the staff agrees that the site is no longer suitable for single family development. St. John's Episcopal Church is a better transition point into the R-1 zone than Mr. Dahl's house and will provide adequate buffering between future commercial development of Mr. Dahl's property and the residences to the south of the church.

Additional Staff and/or agency comments are as follows:

1. Building Official: (no comments solicited)
2. Public Works: (no comments solicited)
3. SEPA Responsible Official: A determination of non-significance was issued on May 1, 1995.

VIII. FINDINGS AND CONCLUSIONS:

Based upon a site inspection and the analysis contained in Part VII of this report, the Staff finds as follows:

A. That the subject parcel is designated as Employment Center on the City's Comprehensive Land Use Plan Map and the request for reclassification is consistent with this designation and would therefore further the goals, policies and objectives of the comprehensive plan;

B. That there has been a change in conditions, upon which the existing zoning classification is based, sufficient to demonstrate that the current classification does not meet the public's interest. Changed conditions include development of both the St. John's and Chapel Hill churches, and the commercial development of parcels to the north and east. Said conditions constitute a substantial and material change which was not anticipated nor foreseen since the adoption of the comprehensive plan or the last area zoning.

C. That the requested classification will further the public's health, safety and general welfare.

IX. RECOMMENDATION:

The staff recommends that the Hearing Examiner forward to the City Council a recommendation to approve the requested rezone as proposed.

Project Planner: Steve Osguthorpe, Associate Planner

Date: _____

**CITY OF GIG HARBOR
HEARING EXAMINER
FINDINGS, CONCLUSIONS AND RECOMMENDATION**

APPLICANT: Howard Dahl
CASE NO.: REZ 95-01
LOCATION: 7715 Skansie Avenue
APPLICATION: Request to rezone 1+ acre from R-1 (single family) to RB-2 (residential business).

SUMMARY OF RECOMMENDATIONS:

Staff Recommendation: Approve
Hearing Examiner Recommendation: Approve

PUBLIC HEARING:

After reviewing the official file which included the Community Development Staff Advisory Report; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Dahl application was opened at 5:15 pm, June 21, 1995, in the City Hall, Gig Harbor, Washington, and closed at 5:15 pm. Participants at the public hearing and the exhibits offered and entered are listed in the minutes of the meeting. A verbatim recording of the hearing is available in the Planning Department.

HEARING COMMENTS:

From the City:

Steve Osguthorpe represented the City.

From the Applicant:

Howard Dahl concurred with the staff report.

From the Community:

No one from the general public spoke either in favor of or in opposition to the request.

WRITTEN COMMENTS:

No written comments were submitted.

FINDINGS, CONCLUSIONS AND RECOMMENDATION:

Having considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

A. FINDINGS:

The information contained in Sections I through VII of the Planning Staff Advisory Report (Hearing Examiner Exhibit A) is found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference is adopted as the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.

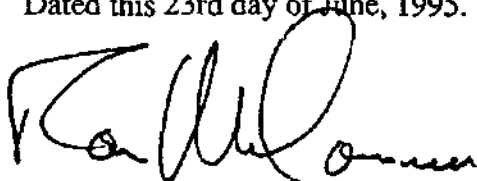
B. CONCLUSIONS:

The conclusions prepared by the Planning Staff and contained in Section VIII of the Planning Staff's Advisory Report accurately set forth the conclusions of the Hearing Examiner and by this reference is adopted as the Hearing Examiner's conclusions. A copy of said report is available in the Planning Department.

C. RECOMMENDATION:

Based upon the foregoing findings of fact and conclusions, it is recommended that the application for a rezone to RB-2 (residential busines) be approved.

Dated this 23rd day of June, 1995.

A handwritten signature in black ink, appearing to read "Ron McConnell", written in a cursive style.

Ron McConnell
Hearing Examiner

RECONSIDERATION:

Any aggrieved person feeling that the decision of the Examiner is based on erroneous procedures, errors of law or fact, error in judgment, or the discovery of new evidence which could not be reasonably available at the prior hearing, may make a written request for reconsideration by the Examiner within ten (10) days of the date the decision is rendered. This request shall set forth the specific errors of new information relied upon by such appellant, and the Examiner may, after review of the record, take further action as he or she deems proper.

COUNCIL ACTION:

Any application requiring action by the City Council shall be taken by the adoption of a resolution or ordinance by the Council. When taking any such final action, the Council shall make and enter Findings of Fact from the record and conclusions therefrom which support its action. The City Council may adopt all or portions of the Examiner's Findings and Conclusions.

In the Case of an ordinance or rezone of property, the ordinance shall not be placed on the council's agenda until all conditions, restrictions, or modifications which may have been stipulated by the Council have been accomplished or provisions for compliance made to the satisfaction of the Council.

The action of the Council, approving, modifying, or reversing a decision of the Examiner, shall be final and conclusive, unless within twenty (20) business days from the date of the Council action an aggrieved party of record applies for a Writ of certiorari to the Superior Court of Washington for Pierce County, for the purpose of review of the action taken.

MINUTES OF THE HEARING ON THE APPLICATION:

Ron McConnell was the Hearing Examiner for this matter. Participating in the hearing was Steve Osguthorpe, representing the City of Gig Harbor; Howard Dahl, the applicant.

EXHIBITS:

The following exhibits were offered and entered into the record:

A. Planning Staff Advisory Report

PARTIES OF RECORD:

Howard B. Dahl
7715 Skansie Avenue
Gig Harbor, WA 98335



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: COUNCILMEMBERS
FROM: CAROL MORRIS, LEGAL COUNSEL
SUBJECT: REGULATORY REFORM ACT -- I-164
DATE: JUNE 21, 1995

BACKGROUND

As you know, two bills adopted by the Legislature in the last session will have far reaching impacts on cities. Initiative 164 will be effective on July 23, 1995, unless enough signatures are submitted to the State to put the measure on the ballot. Rumor is that more than the requisite number of signatures have already been collected.

If the public votes on I-164 in November, one possible outcome is that I-164 could become effective as of December 7, 1995. In this situation, the City would thereafter be required to prepare an economic impact analysis on private property in the City at least 30 days prior to adoption of any new regulations or "restraints on land use."

The City has not yet adopted new GMA development regulations to implement its comprehensive plan. In addition, the Regulatory Reform Act mandates that the City make substantial changes to its permitting processes. Most of the City's development permit applications must now be reviewed under a streamlined process which allows for consolidation of two or more permits and integration with SEPA. Only one "open record" appeal may be held. Time frames are provided in the Act for determinations of the completeness of an application; notice to the public of receipt of an application; review of an application for consistency with the applicable development regulations; and issuance of the City's decision and appeals.

RECOMMENDATION

As a result, revisions must be made to the City's permitting process in the subdivision, zoning, SEPA and sensitive/critical areas portions of the Gig Harbor Municipal Code. Changes must also be made to the shoreline master program, which will now be integrated into the GMA process.

Given the possibility that I-164 might be effective on December 7, 1995, the City Attorney's Office recommends that the City begin accelerated code revisions to conform to GMA and Regulatory Reform. This would mean that the City's GMA development regulations and Regulatory Reform amendments must be effective prior to December 7, 1995.

FISCAL IMPACT

Drafting the GMA-required development regulations and the Regulatory Reform Act-required code revisions are already mandated by state law. The cost (including attorney's fees) to the City for the action described in this memo will not be increased if an accelerated adoption schedule is pursued. However, the costs will be largely incurred in the months of August and September.

In the alternative, if the City chooses to adopt these regulations after December 7, 1995, and I-164 does go into effect, the City will be required to conduct economic impact analyses on its "regulations or restraints on land use" affecting private property. Because no one has yet performed "EIS" contemplated by I-164, it is difficult to predict the associated costs. Other costs, such as attorney's fees, would be the same for the drafting and review of the code revisions, but the costs would be reflected in the bills for August through March of 1996.

MOTION

Move to authorize the City Attorney and Planning Director to work together to develop the necessary GMA-required development regulations and Regulatory Reform Act code revisions on an accelerated schedule, so that the regulations and code revisions can be effective prior to December 7, 1995.



City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT, CITY COUNCIL
FROM: MARK HOPPEN, CITY ADMINISTRATOR *MH*
SUBJECT: ORDINANCE AMENDING CITY TRAFFIC CODE
DATE: JULY 17, 1995

INFORMATION/BACKGROUND:

This is the first reading of an ordinance amending Section 10.04.010 of the Gig Harbor Municipal Code, which is made necessary by recent amendments to the Washington State Statutes adopted by Gig Harbor through Ordinance No. 673.

This is purely a housekeeping item to keep the City's traffic code current with the State Statutes.

RECOMMENDATION:

I recommend a motion to approve this Ordinance at its second reading.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE CITY'S TRAFFIC CODE, AMENDING SECTION GHMC 10.04.010 TO INCLUDE REFERENCES TO NEWLY CODIFIED STATE STATUTES ADOPTED IN GIG HARBOR ORDINANCE NO. 673.

WHEREAS, in 1994, the City was required to adopt the Model Traffic Ordinance before certain new state statutes had appeared in the Revised Code of Washington in their codified versions; and

WHEREAS, GHMC Section 10.04.010 should be amended to eliminate the references to the Laws of 1994 and insert the new codified statute numbers; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 10.04.010 of the Gig Harbor Municipal Code is hereby amended to read as follows:

10.04.010 Statutes adopted by reference. The following state statutes, including all future amendments, repeals or additions thereto, are hereby adopted by reference as if set forth in full:

RCW

- 46.01.230 ~~and the Laws of 1994, Chapter 262, Section 1, 5. Payment by check or money order - Regulations - Penalty for nonsurrender upon cancellation - Handling fee for dishonored checks.~~
- 46.01.260 ~~Destruction of records by director.~~
- 46.04.015 ~~Alcohol concentration.~~
- 46.04.127 ~~Collegiate license plates.~~
- 46.04.440 Definition of railroad.
- 46.08.065 Publicly owned vehicles to be marked - Exceptions.
- 46.08.066 Publicly owned vehicles - Confidential license plates, issuance rules governing.
- 46.08.067 Publicly owned vehicles - Violations concerning marking and confidential license plates.
- 46.08.068 Publicly owned vehicles - Remarking not required, when.
- 46.08.070 Nonresidents, applications to.
- 46.08.190 Jurisdiction of judges of district, municipal and superior court.

- 46.12.160 ~~and the Laws of 1994, Chapter 262, Section 1, 5. Refusal of cancellation of certificate Notice Penalty for subsequent operation.~~
- 46.12.270 ~~and the Laws of 1994, Chapter 139, Sections 2, 4. Penalty for violation of RCW 46.12.250 or 46.12.260~~
- 46.16.381 ~~and the Laws of 1994, Chapter 194, Section 1,6. Special parking privileges for disabled persons-Penalties for unauthorized use or parking.~~
- ~~46.20.309 Driver under twenty-one - Alcohol in system-Implied consent-Penalties.~~
- ~~46.20.355 Alcohol violator - Probationary license.~~
- 46.20.710 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Ignition interlocks, biological, technical devices - Legislative finding.~~
- 46.20.720 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Ignition interlocks, biological, technical devices - Drivers convicted of alcohol offenses.~~
- 46.20.730 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Ignition interlocks, biological, technical devices - Definitions.~~
- 46.20.740 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Ignition interlocks, biological, technical devices - Notation on driver's license.~~
- 46.37.380 Horns, warning devices and theft alarms.
- 46.37.390 Mufflers, prevention of noise - Smoke and air contaminants - Standards and definitions.
- 46.37.400 Mirrors.
- 46.37.410 Windshields required, exception - Must be unobstructed and equipped with wipers.
- 46.44.110 Liability for damage to highways, bridges, etc.
- 46.55.113 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Removal by police officer.~~
- ~~46.61.5051 Alcohol violator with regular license - Penalties.~~
- ~~46.61.5052 Alcohol violator with probationary license - Penalties.~~
- ~~46.61.5053 Alcohol violator with suspended or revoked license - Penalties.~~
- ~~46.61.5054 Alcohol violators - Additional fee - Distribution.~~
- ~~46.61.5056 Alcohol violators - Information school - Evaluation and treatment.~~
- ~~46.61.5057 Driver under twenty-one - Duties upon being stopped by law enforcement officer.~~
- ~~46.61.5058 Alcohol violators - Vehicle seizure and forfeiture.~~

- 46.61.5151 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Sentences - Intermittent fulfillment - Restriction.~~
- 46.61.5152 ~~and the Laws of 1994, Chapter 275, Sections 1, 14, 10, 21, 22, 23, 24, 32, 49, 39, 40. Attendance at program focusing on victims.~~
- 46.61.527 ~~The Laws of 1994, Chapter 141, Section 1. Roadway construction zones.~~
- 46.64.030 Procedure governing arrest and prosecution.
- 47.36.130 Meddling with signs prohibited.
- 47.52.010 Limited access facility defined.
- 47.52.011 "Existing highway" defined.
- 47.52.040 Design - Ingress and egress restricted, closure of intersection roads.
- 47.52.110 Marking of facility with signs.
- 47.52.120 Violations specified - Exceptions, penalty.

Section 2. If any section, sentence, clause or phrase of this ordinance should be 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, sentence, clause or phrase of this ordinance.

Section 3. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

CITY ADMINISTRATOR, MARK HOPPEN

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK: July 10, 1995

PASSED BY THE CITY COUNCIL:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. _____

SUMMARY OF ORDINANCE NO. _____

of the City of Gig Harbor, Washington

On the ____ day of _____, 1995, the City Council of the City of Gig Harbor, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE CITY'S TRAFFIC CODE, AMENDING SECTION GHMC 10.04.010 TO INCLUDE REFERENCES TO NEWLY CODIFIED STATE STATUTES ADOPTED IN GIG HARBOR ORDINANCE NO. 673.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 1995.

CITY ADMINISTRATOR, MARK HOPPEN

Attention:

Enclosed is a listing of liquor licensees presently operating establishments in your jurisdiction whose licenses expire on SEPTEMBER 30, 1995. Applications for renewal of these licenses for the upcoming year are at this time being forwarded to the current operators.

As provided in law, before the Washington State Liquor Control Board shall issue a license, notice regarding the application must be provided the chief executive officer of the incorporated city or town or the board of county commissioners if the location is outside the boundaries of an incorporated city or town.

Your comments and recommendations regarding the approval or disapproval for the enclosed listed licensees would be appreciated. If no response is received, it will be assumed that you have no objection to the reissuance of the license to the applicants and locations listed. In the event of disapproval of the applicant or the location or both, please identify by location and file number and submit a statement of all facts upon which such objections are based (please see RCW 66.24.010(8)). If you disapprove then the Board shall contemplate issuing said license, let us know if you desire a hearing before final action is taken.

In the event of an administrative hearing, you or your representative will be expected to present evidence in support of your objections to the renewal of the liquor license. The applicant would presumably want to present evidence in opposition to the objections and in support of the application. The final determination whether to grant or deny the license would be made by the Board after reviewing the record of the administrative hearing.

If applications for new licenses are received for persons other than those specified on the enclosed notices, or applications for transfer of licenses are received by the Board between now and SEPTEMBER 30, 1995, your office will be notified on an individual case basis.

Your continued assistance and cooperation in these licensing matters is greatly appreciated by the Liquor Control Board.

LESTER C. DALRYMPLE, Supervisor
License Division
Enclosures

MAYOR OF GIG HARBOR
P.O. BOX 145
GIG HARBOR

WA 983350145

C090080-2

WASHINGTON STATE LIQUOR CONTROL BOARD

DATE: 7/03/95

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
FOR EXPIRATION DATE OF 9/30/95

	LICENSEE	BUSINESS NAME AND ADDRESS	LICENSE NUMBER	CLASSES
1	R & M LUSTIG, INC.	CAPTAIN'S TERRACE 4116 HARBORVIEW DR GIG HARBOR WA 98332 0000	078469	A C E
2	GIANG, PHUONG HUE	EMERALD STAR CHINESE RESTAURANT 6687 KIMBALL DR UNIT B GIG HARBOR WA 98335 0000	070891	H
3	PANDA INC.	HUNAN GARDEN RESTAURANT 5500 OLYMPIC DR GIG HARBOR WA 98335 0000	076567	H
4	JU, SUN WOO	KINZA TERIYAKI 6820 KIMBALL DR A-1 GIG HARBOR WA 98335 0000	077031	C D
5	WAMBOLD, KYONG MI WAMBOLD, MARK HENRY	THE GREEN TURTLE 2905 HARBORVIEW DR GIG HARBOR WA 98335 0000	078190	C D



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL

FROM: TOM ENLOW, FINANCE DIRECTOR

DATE: July 19, 1995

SUBJECT: Quarterly Finance Report

Attached are the quarterly financial reports for the second quarter of 1995.

Total resources, including all revenues and beginning cash balances, are at 72% of the annual budget. Year to date revenues, excluding cash balances are at 49% of budget.

Overall General Fund revenues (excluding beginning balance) were at 51% of budget. Property taxes are slightly above expectations at 54%. Sales taxes are at 48.5% of budget but 6% above receipts for the same period last year.

Street revenues are at 44% of budget including \$897,894 of North Harborview and Harborview construction grants.

Water revenues are still slightly below budget at 43% but should catch up when we bill for usage during the hot weather. Sewer revenues are still slightly above at 55%.

General Fund expenditures, excluding cash balances and transfers, are at 48% of budget with all departments within 50% except Non-Departmental at 77% because it has made its budgeted transfers of \$220,000 to the Soundview Drive Debt Service Fund, the Storm Sewer Operating Fund and the new Park Acquisition Fund.

Water expenditures are at 30% of budget (excluding ending cash balance). Operating expenditures (excluding capital and transfers) are at 50% of budget. Sewer expenditures are at 34% of budget (excluding ending cash balance). Sewer operating expenditures (excluding capital and transfers) are at 43% of budget.

Cash balances appear to be adequate in all funds. No budget amendments are anticipated at this time.

**CITY OF GIG HARBOR
CASH AND INVESTMENTS
YEAR TO DATE ACTIVITY
AS OF JUNE 30, 1995**

FUND NO.	DESCRIPTION	BEGINNING BALANCE	REVENUES	EXPENDITURES	OTHER CHANGES	ENDING BALANCE
001	GENERAL GOVERNMENT	\$995,352	\$1,157,302	\$1,190,399	(\$26,363)	\$935,893
101	STREET FUND	86,729	1,252,106	1,170,730	(47,732)	120,373
105	DRUG INVESTIGATION FUND	7,663	193	1,410	(19)	6,427
107	HOTEL-MOTEL FUND	1,281	356	-	-	1,638
109	PARK ACQUISITION FUND	-	50,714	-	-	50,714
200	'78 GO BONDS - FIRE	14,928	1,788	5,288	-	11,429
201	'75 GO BONDS - SEWER	43,451	653	36,225	-	7,879
203	'87 GO BONDS - SEWER CONSTR	469,726	83,389	41,681	(84)	511,349
208	91 GO BONDS - SOUNDVIEW DRIVE	5,776	95,468	26,483	(106)	74,656
301	GENERAL GOVT CAPITAL ASSETS	364,000	41,384	-	-	405,384
305	GENERAL GOVT CAPITAL IMPRVMEN	172,265	35,927	-	-	208,192
401	WATER OPERATING	213,478	251,313	165,138	(19,288)	280,365
402	SEWER OPERATING	311,611	388,612	308,216	(15,638)	376,370
407	UTILITY RESERVE	424,761	15,534	-	-	440,296
408	UTILITY BOND REDEMPTION FUND	546,041	13,231	216,093	(165)	343,014
410	SEWER CAPITAL CONSTRUCTION	1,274,951	1,051,261	813,459	(65,376)	1,447,377
411	STORM SEWER OPERATING	12,912	130,504	65,415	728	78,728
413	ADV REFUNDING BOND REDEMPTION	13,540	457	12,892	(79)	1,226
420	WATER CAPITAL ASSETS	83,801	35,158	543	(1,460)	116,956
605	LIGHTHOUSE MAINTENANCE TRUST	3,835	109	-	-	3,945
631	MUNICIPAL COURT	(0)	37,817	37,817	-	-
801	CLEARING CLAIMS	52,210	-	-	(52,210)	(0)
		<u>\$5,098,313</u>	<u>\$4,643,276</u>	<u>\$4,091,588</u>	<u>(\$227,792)</u>	<u>\$5,422,208</u>

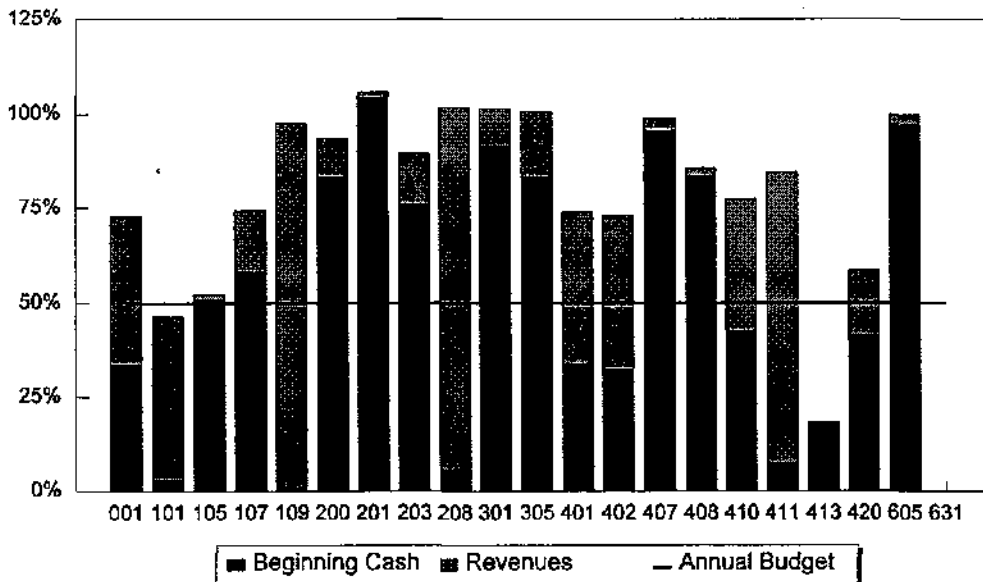
**COMPOSITION OF CASH AND INVESTMENTS
AS OF JUNE 30, 1995**

	MATURITY	RATE	BALANCE
CASH ON HAND			\$300
CASH IN BANK		1.85%	694,621
LOCAL GOVERNMENT INVESTMENT POOL		5.95%	4,555,017
US TREASURY ZERO COUPON	11/15/95	4.25%	72,269
US BANK - FHLB BND	02/14/96	4.31%	100,000
			<u>\$5,422,208</u>

**CITY OF GIG HARBOR
YEAR-TO-DATE RESOURCE SUMMARY
AND COMPARISON TO BUDGET
FOR PERIOD ENDING JUNE 30, 1995**

FUND NO.	DESCRIPTION	ESTIMATED RESOURCES	ACTUAL Y-T-D RESOURCES	BALANCE OF ESTIMATE	PERCENTAGE (ACTUAL/EST.)
001	GENERAL GOVERNMENT	\$2,950,359	\$2,152,654	\$797,705	72.96%
101	STREET FUND	2,879,086	1,338,835	1,540,251	46.50%
105	DRUG INVESTIGATION FUND	15,000	7,858	7,144	52.37%
107	HOTEL-MOTEL FUND	2,200	1,638	562	74.44%
109	PARK ACQUISITION FUND	52,000	50,714	1,286	97.53%
200	'78 GO BONDS - FIRE	17,900	16,718	1,184	93.39%
201	'75 GO BONDS - SEWER	41,625	44,104	(2,479)	105.96%
203	'87 GO BONDS - SEWER CONSTR	618,000	553,115	64,885	89.50%
208	91 GO BONDS - SOUNDVIEW DRIVE	99,500	101,244	(1,744)	101.75%
301	GENERAL GOVT CAPITAL ASSETS	400,000	405,384	(5,384)	101.35%
305	GENERAL GOVT CAPITAL IMPROVEMENT	207,000	208,192	(1,192)	100.58%
401	WATER OPERATING	628,645	464,792	163,854	73.94%
402	SEWER OPERATING	958,790	700,223	258,567	73.03%
407	UTILITY RESERVE	445,000	440,296	4,704	98.94%
408	UTILITY BOND REDEMPTION FUND	653,000	559,272	93,728	85.65%
410	SEWER CAPITAL CONSTRUCTION	3,000,851	2,326,212	674,639	77.52%
411	STORM SEWER OPERATING	169,395	143,416	25,979	84.66%
413	ADV REFUNDING BOND REDEMPTION	76,147	13,997	62,150	18.38%
420	WATER CAPITAL ASSETS	203,000	118,960	84,040	58.60%
605	LIGHTHOUSE MAINTENANCE TRUST	3,950	3,945	5	99.86%
631	MUNICIPAL COURT	-	37,817	(37,817)	NA
		\$13,421,448	\$9,689,379	\$3,732,069	72.19%

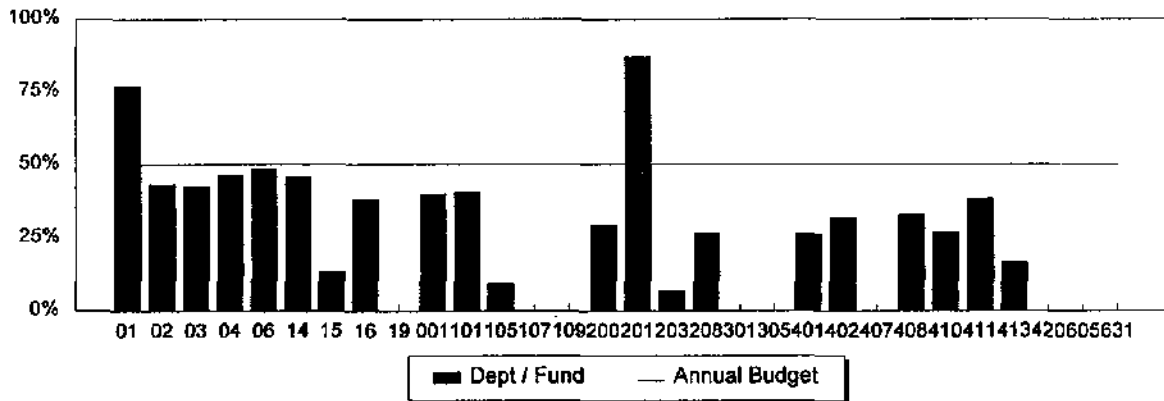
City of Gig Harbor
Resources as a Percentage of Annual Budget



**CITY OF GIG HARBOR
YEAR-TO-DATE EXPENDITURE SUMMARY
AND COMPARISON TO BUDGET
FOR PERIOD ENDING JUNE 30, 1995**

FUND NO.	DESCRIPTION	ESTIMATED EXPENDITURES	ACTUAL Y-T-D EXPENDITURES	BALANCE OF ESTIMATE	PERCENTAGE (ACTUAL/EST.)
001	GENERAL GOVERNMENT				
01	NON-DEPARTMENTAL	\$509,581	\$392,596	\$116,985	77.04%
02	LEGISLATIVE	16,500	7,153	9,347	43.35%
03	MUNICIPAL COURT	200,366	85,759	114,607	42.80%
04	ADMINISTRATIVE/FINANCIAL	297,360	139,115	158,245	46.78%
06	POLICE	789,655	383,339	406,316	48.55%
14	COMMUNITY DEVELOPMENT	244,320	111,836	132,484	45.77%
15	PARKS AND RECREATION	370,078	50,436	319,642	13.63%
16	BUILDING	52,650	20,166	32,484	38.30%
19	ENDING FUND BALANCE	469,849	-	469,849	-
001	TOTAL GENERAL FUND	2,950,359	1,190,399	1,759,960	40.35%
101	STREET FUND	2,879,086	1,170,730	1,708,356	40.66%
105	DRUG INVESTIGATION FUND	15,000	1,410	13,590	9.40%
107	HOTEL-MOTEL FUND	2,200	-	2,200	-
109	PARK ACQUISITION FUND	52,000	-	52,000	-
200	'78 GO BONDS - FIRE	17,900	5,288	12,613	29.54%
201	'75 GO BONDS - SEWER	41,625	36,225	5,400	87.03%
203	'87 GO BONDS - SEWER CONSTR	618,000	41,681	576,319	6.74%
208	91 GO BONDS - SOUNDVIEW DRIVE	99,500	26,483	73,018	26.62%
301	GENERAL GOVT CAPITAL ASSETS	400,000	-	400,000	-
305	GENERAL GOVT CAPITAL IMPROVEM	207,000	-	207,000	-
401	WATER OPERATING	628,645	165,138	463,507	26.27%
402	SEWER OPERATING	958,790	308,216	650,574	32.15%
407	UTILITY RESERVE	445,000	-	445,000	-
408	UTILITY BOND REDEMPTION FUND	653,000	216,093	436,907	33.09%
410	SEWER CAPITAL CONSTRUCTION	3,000,851	813,459	2,187,392	27.11%
411	STORM SEWER OPERATING	169,395	65,415	103,980	38.62%
413	ADV REFUNDING BOND REDEMPTION	76,147	12,692	63,455	16.67%
420	WATER CAPITAL ASSETS	203,000	543	202,457	0.27%
605	LIGHTHOUSE MAINTENANCE TRUST	3,950	-	3,950	-
631	MUNICIPAL COURT	-	37,817	(37,817)	NA
		\$13,421,448	\$4,091,588	\$9,329,860	30.49%

City of Gig Harbor
Expenditures as a Percentage of Annual Budget



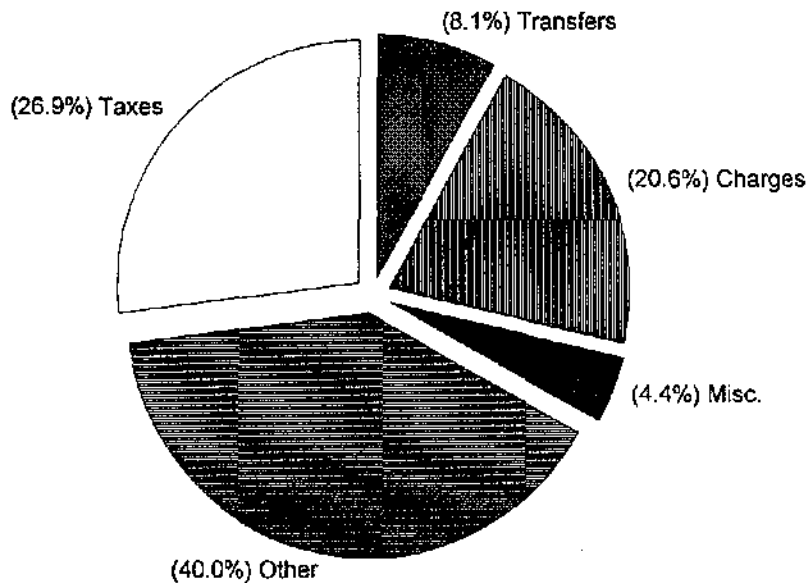
CITY OF GIG HARBOR
 YEAR-TO-DATE REVENUE SUMMARY
 BY TYPE
 FOR PERIOD ENDING JUNE 30, 1995

<u>TYPE OF REVENUE</u>	<u>AMOUNT</u>
Taxes	\$1,249,499
Licenses and Permits	45,541
Intergovernmental	999,516
Charges for Services	956,772
Fines and Forfeits	48,869
Miscellaneous	206,245
Non-Revenues	761,795
Transfers and Other Sources of Funds	375,040
Total Revenues	4,643,276
Beginning Cash Balance	5,098,313
Total Resources	<u>\$9,741,589</u>

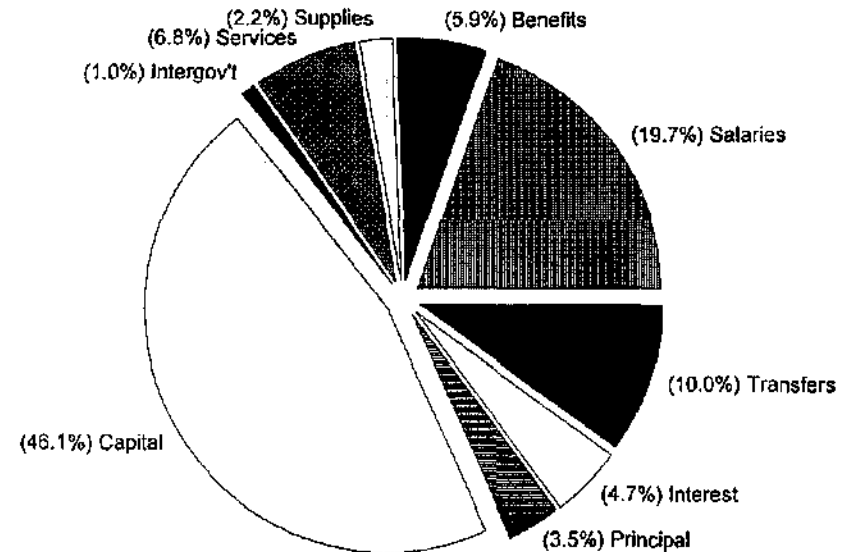
CITY OF GIG HARBOR
 YEAR-TO-DATE EXPENDITURE SUMMARY
 BY TYPE
 FOR PERIOD ENDING JUNE 30, 1995

<u>TYPE OF EXPENDITURE</u>	<u>AMOUNT</u>
Wages and Salaries	\$806,975
Personnel Benefits	243,448
Supplies	89,808
Services and Other Charges	279,521
Intergovernmental Services and Charges	41,190
Capital Expenditures	1,884,368
Principal Portions of Debt Payments	145,000
Interest Expense	193,461
Transfers and Other Uses of Funds	407,817
Total Expenditures	4,091,588
Ending Cash Balance	5,422,208
Total Uses	<u>\$9,513,795</u>

City of Gig Harbor
 Revenues by Type - All Funds



City of Gig Harbor
 Expenditures by Type - All Funds



CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
BY FUND TYPE
AS OF JUNE 30, 1995

	GENERAL GOVERNMENT	SPECIAL REVENUE	DEBT SERVICE	TOTAL GOVERNMENT	PROPRIETARY	FIDUCIARY	ACCOUNT GROUPS	TOTAL
ASSETS								
CASH	\$111,937	\$107,624	\$58,503	\$278,064	\$416,858	-	(\$0)	\$694,921
INVESTMENTS	823,956	689,047	546,809	2,059,813	2,667,474	-	-	4,727,286
RECEIVABLES	19,370	12,511	7,574	39,455	2,387,675	-	-	2,427,130
FIXED ASSETS	-	-	-	-	9,714,836	-	4,091,344	13,806,180
OTHER	-	-	-	-	-	-	1,988,247	1,988,247
TOTAL ASSETS	\$955,263	\$809,182	\$612,887	\$2,377,332	\$15,186,843	-	\$6,079,591	\$23,643,765
LIABILITIES								
CURRENT	1,681	5,370	5,000	12,051	361,642	-	0	373,693
LONG TERM	8,262	8,262	5,002	21,526	3,132,893	-	1,988,247	5,142,666
TOTAL LIABILITIES	9,943	13,632	10,002	33,577	3,494,536	-	1,988,247	5,516,360
FUND BALANCE:								
BEGINNING OF YEAR	978,417	586,902	531,264	2,096,582	11,387,791	-	4,091,344	17,575,717
Y-T-D REVENUES	1,157,302	1,380,789	181,297	2,719,388	1,886,071	37,817	-	4,643,276
Y-T-D EXPENDITURES	(1,190,399)	(1,172,140)	(109,676)	(2,472,215)	(1,581,556)	(37,817)	-	(4,091,588)
ENDING FUND BALANCE	945,320	795,550	602,885	2,343,755	11,692,307	-	4,091,344	18,127,406
TOTAL LIAB. & FUND BAL.	\$955,263	\$809,182	\$612,887	\$2,377,332	\$15,186,843	-	\$6,079,591	\$23,643,765

CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF JUNE 30, 1995

	PROPRIETARY								TOTAL PROPRIETARY
	401 WATER OPERATING	402 SEWER OPERATING	407 UTILITY RESERVE	408 89 UTILITY BOND REDEMPTION	410 SEWER CAP. CONST.	411 STORM SEWER OPERATING	413 ADV REFUNDING BOND REDEMPT	420 WATER CAP. ASSETS	
CASH	\$39,224	\$50,933	\$59,483	\$48,340	\$195,537	\$9,375	\$166	\$15,800	\$416,858
INVESTMENTS	241,141	325,437	380,813	296,674	1,251,840	69,353	1,060	101,156	2,667,474
RECEIVABLES	71,783	101,739	1,333	2,074,165	124,925	13,730	-	-	2,387,675
FIXED ASSETS	1,870,210	6,736,368	-	-	472,503	635,755	-	-	9,714,836
OTHER	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$2,222,358	\$7,214,477	\$441,629	\$2,417,179	\$2,044,804	\$728,214	\$1,226	\$116,956	\$15,186,843
LIABILITIES									
CURRENT	\$2,500	-	-	\$322,046	-	-	\$37,096	-	\$361,642
LONG TERM	13,495	61,456	-	2,822,077	-	7,345	228,520	-	3,132,893
TOTAL LIABILITIES	15,995	61,456	-	3,144,124	-	7,345	265,616	-	3,494,536
FUND BALANCE:									
BEGINNING OF YEAR	2,120,188	7,072,624	426,094	(524,083)	1,807,002	655,779	(252,155)	82,341	11,387,791
Y-T-D REVENUES	251,313	388,612	15,534	13,231	1,051,261	130,504	457	35,158	1,886,071
Y-T-D EXPENDITURES	(165,138)	(308,216)	-	(216,093)	(813,459)	(65,415)	(12,692)	(543)	(1,581,558)
ENDING FUND BALANCE	2,206,363	7,153,021	441,629	(726,945)	2,044,804	720,869	(264,390)	116,956	11,692,307
TOTAL LIAB. & FUND BAL.	\$2,222,358	\$7,214,477	\$441,629	\$2,417,179	\$2,044,804	\$728,214	\$1,226	\$116,956	\$15,186,843

CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF JUNE 30, 1995

	FIDUCIARY		ACCOUNT GROUPS		TOTAL ACCOUNT GROUPS
	631 MUNICIPAL COURT	801 CLEARING CLAIMS	820 GENERAL FIXED ASSET GROUP	900 GENERAL L-T DEBT GROUP	
CASH	-	(\$0)	-	-	(\$0)
INVESTMENTS	-	-	-	-	-
RECEIVABLES	-	-	-	-	-
FIXED ASSETS	-	-	4,091,344	-	4,091,344
OTHER	-	-	-	1,988,247	1,988,247
TOTAL ASSETS	-	(\$0)	\$4,091,344	\$1,988,247	\$6,079,591
LIABILITIES					
CURRENT	-	\$0	-	-	\$0
LONG TERM	-	-	-	1,988,247	1,988,247
TOTAL LIABILITIES	-	0	-	1,988,247	1,988,247
FUND BALANCE:					
BEGINNING OF YEAR	-	-	4,091,344	-	4,091,344
Y-T-D REVENUES	37,817	-	-	-	-
Y-T-D EXPENDITURES	(37,817)	-	-	-	-
ENDING FUND BALANCE	-	-	4,091,344	-	4,091,344
TOTAL LIAB. & FUND BAL.	-	\$0	\$4,091,344	\$1,988,247	\$6,079,591

CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF JUNE 30, 1995

	SPECIAL REVENUE FUNDS								TOTAL SPECIAL REVENUE
	001 GENERAL GOVERNMENT	101 STREET	105 DRUG INVESTIGATION	107 HOTEL - MOTEL	109 PARK ACQUISITION	301 GENERAL GOVT CAPITAL ASSETS	305 GENERAL GOVT CAPITAL IMP	605 LIGHTHOUSE MAINTENANCE	
CASH	\$111,937	\$16,262	\$868	\$217	\$6,851	\$54,766	\$28,126	\$533	\$107,824
INVESTMENTS	823,956	104,111	5,559	1,420	43,863	350,617	180,066	3,412	689,047
RECEIVABLES	19,370	12,511	-	-	-	-	-	-	12,511
FIXED ASSETS	-	-	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$955,263	\$132,883	\$6,427	\$1,638	\$50,714	\$405,384	\$208,192	\$3,945	\$809,182
LIABILITIES									
CURRENT	\$1,681	\$5,370	-	-	-	-	-	-	\$5,370
LONG TERM	8,262	8,262	-	-	-	-	-	-	8,262
TOTAL LIABILITIES	9,943	13,632	-	-	-	-	-	-	13,632
FUND BALANCE:									
BEGINNING OF YEAR	978,417	37,876	7,643	1,281	-	364,000	172,265	3,835	586,902
Y-T-D REVENUES	1,157,302	1,252,106	193	356	50,714	41,384	35,927	109	1,380,789
Y-T-D EXPENDITURES	(1,190,399)	(1,170,730)	(1,410)	-	-	-	-	-	(1,172,140)
ENDING FUND BALANCE	945,320	119,251	6,427	1,638	50,714	405,384	208,192	3,945	795,550
TOTAL LIAB. & FUND BAL.	\$955,263	\$132,883	\$6,427	\$1,638	\$50,714	\$405,384	\$208,192	\$3,945	\$809,182

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DEBT SERVICE

	200	201	203	208	TOTAL
	78 GO BOND FIRE	75 GO BONDS SEWER	87 GO BONDS SEWER CONST	91 GO BONDS SOUNDVIEW DR	DEBT SERVICE
CASH	\$1,544	\$1,064	\$45,809	\$10,086	\$58,503
INVESTMENTS	9,885	6,815	465,540	64,570	546,809
RECEIVABLES	316	-	7,258	-	7,574
FIXED ASSETS	-	-	-	-	-
OTHER	-	-	-	-	-
TOTAL ASSETS	\$11,745	\$7,879	\$518,607	\$74,656	\$612,887
LIABILITIES					
CURRENT	-	\$5,000	-	-	\$5,000
LONG TERM	209	-	4,793	-	5,002
TOTAL LIABILITIES	209	5,000	4,793	-	10,002
FUND BALANCE:					
BEGINNING OF YEAR	15,036	38,451	472,106	5,671	531,264
Y-T-D REVENUES	1,788	653	83,389	95,468	181,297
Y-T-D EXPENDITURES	(5,288)	(36,225)	(41,681)	(26,483)	(109,676)
ENDING FUND BALANCE	11,536	2,879	513,814	74,656	602,885
TOTAL LIAB. & FUND BAL.	\$11,745	\$7,879	\$518,607	\$74,656	\$612,887