

RESOLUTION NO. 726

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO PROPOSED COMPREHENSIVE PLAN AMENDMENTS, REJECTING TWO COMPREHENSIVE PLAN AMENDMENT APPLICATIONS (COMP 07-005 AND COMP 07-006) FOR PROCESSING DURING THE 2007 COMPREHENSIVE PLAN ANNUAL CYCLE.

WHEREAS, the Growth Management Act prevents the processing of comprehensive plan amendments more than once a year; and

WHEREAS, the City of Gig Harbor has adopted regulations for the processing of comprehensive plan amendments in chapter 19.09 GHMC; and

WHEREAS, comprehensive plan amendments are discretionary, legislative actions that are not subject to the vested rights doctrine, meaning that any applications submitted prior to the adoption of chapter 19.09 GHMC would be required to comply with the regulations in that chapter; and

WHEREAS, under GHMC 19.09.130 and GHMC 19.09.140, the City Council evaluates the submitted comprehensive plan amendment applications and determines which applications will be processed further during the annual cycle; and

WHEREAS, on September 10, 2007, the City Council evaluated the comprehensive plan amendment applications submitted for the 2007 annual cycle, and held a public hearing on such applications; Now, Therefore,

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

Section 1. The City Council determined that proposed comprehensive plan amendment COMP 07-0006 (3700 Grandview Street), will not be processed during the 2007 annual comprehensive plan amendment cycle. This application requests that the land use designation for the subject property be changed from residential low (RL) to a designation of residential medium (RM), which would increase the potential density and intensity of development of the property.

As a result of the potential for increased density, the staff was required to perform a capacity evaluation. GHMC Section 19.10.005. A report from the City's engineering consultants on the status of the City's Waste Water Treatment Plant (Cosmopolitan Engineering Group dated June 8, 2007) disclosed that the Plant is at its maximum capacity for the maximum month and peak day flows. As

a result of this new information, the City does not have available sewer capacity to serve the subject property even if the property owner were to submit a development application to the City today under the existing comprehensive plan land use designation and zoning. Similarly, the City would have no capacity in the Waste Water Treatment Plant for any development that would allow increased density.

The City's decision to approve or deny a comprehensive plan amendment must be based primarily on consistency with the Growth Management Act and SEPA.

Each city or county planning under the act should analyze what [cumulative effects] are likely to be if the development it anticipates occurs. This analysis should be made as part of the process of complying with the State Environmental Policy Act (SEPA) in connection with comprehensive plan adoption.

WAC 365-195-540. In addition, the Council must consider the criteria in GHMC Section 19.09.130, which requires consideration of new information that was not available during previous annual amendments. In the last amendment to the City's Waste Water Comprehensive Plan or the Land Use Element of the City's Comprehensive Plan, the Council did not know (nor does the Waste Water Comprehensive Plan show) that the available capacity of the Waste Water Treatment Plant would be reserved and/or used by this point in time.

The 2007 comprehensive plan amendment process is scheduled to end with a final decision in December of 2007. If COMP 07-0006 were to be approved, the property owner could submit an application for a rezone in January of 2008. As stated in the June 8, 2007 report, the planned improvements to the City's Waste Water Treatment Plant are not expected to provide available capacity until the end of 2009. Therefore, the City would not be able to issue a rezone to implement this proposed comprehensive plan amendment until (at least) the end of 2009.

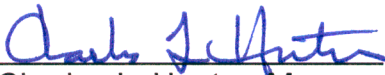
Given the lack of concurrency in the City's Waste Water Treatment Plant for any new development applications, the Council believes that a comprehensive plan that would allow additional density (and an increased need for sewer capacity) should not be processed when there is no capacity in the City's WWTP. The applicant is not precluded from re-submitting this application at a later date.

Section 2. The City Council determined that proposed comprehensive plan amendment COMP 07-0005 (Waste Water Comprehensive Plan Amendment to Sewer Basin C14), will not be processed during the 2007 annual comprehensive plan amendment cycle. This proposed comprehensive plan

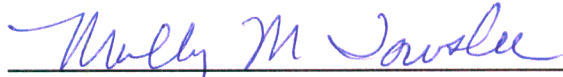
amendment could amend text and maps related to the Sewer Basin C14, and was deemed incomplete as of August 15, 2007. Although the property owners were notified that the application was incomplete, they did not submit the necessary information to make the application complete on or before September 10, 2007. The applicant is not precluded from submitting a complete application at a later date.

RESOLVED by the City Council this 24th day of September, 2007.

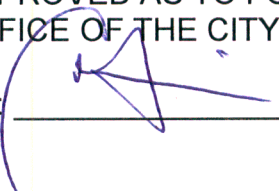
APPROVED:


Charles L. Hunter, Mayor

ATTEST/AUTHENTICATED:


Molly M. Towslee, City Clerk

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: 

FILED WITH THE CITY CLERK: 09/19/07
PASSED BY THE CITY COUNCIL: 09/24/07
RESOLUTION NO. 726

**Application COMP-07-0005:
Gig Harbor Wastewater Comprehensive
Plan Amendment to Sewer Basin C14**



July 13, 2007

City of Gig Harbor
Planning and Development
3510 Grandview Street
Gig Harbor WA 98335

Dear Ms. Appleton:

This letter is to transmit the attached implementation plan supporting an amendment to the Gig Harbor Wastewater Comprehensive Plan regarding Sewer Basin C14. Based on your comments on the first submittal of the plan we have made the following changes:

- 1) A table identifying the minimum building elevation for each parcel was included with the report.
- 2) Based on the ability to serve the entire basin with gravity sewer and some updated topographical information collected for nearby projects; I have adjusted some of the conceptual design information in figure 2 to better reflect a final design concept.
- 3) Parcels 012011019, 012011020, 012011021, and 012011022 were included in the original submittal for this plan and are shown in the 2002 City comprehensive plan. These parcels are not shown to be within the City limits or within the urban growth boundary per the most recent City zoning maps and have therefore been excluded from this study.
- 4) In addition, parcel 012014011 has been excluded as its natural drainage is to the south away from the C-14 basin. Portions of other parcels shown as included on the 2002 City map have also been excluded for the same reason.

We would like to work together with the City in agreeing on an approach that works for both the City and the proposed developments in the C-14 basin. If you have any questions or concerns, please do not hesitate to contact me. Thank you for your time and effort in reviewing this proposed implementation plan.

Sincerely,

Erik Paul Martin, PE

Principal
PacWest Engineering, LLC

RECEIVED

JUL 18 2007

**CITY OF GIG HARBOR
OPER. & ENGINEERING**



COMMUNITY DEVELOPMENT DEPARTMENT

August 15, 2007

PacWest Engineering
Attn: Erik Paul Martin, PE
5009 Pacific Highway E, Unit 9-0
Fife, WA 98424

**Re: COMPREHENSIVE PLAN AMENDMENT APPLICATION
NOTICE OF INCOMPLETE APPLICATION
Sewer Basin C14**

Dear Mr. Martin:

Thank you for the information submitted on July 18, 2007 for the proposed amendment to the Gig Harbor Wastewater Comprehensive Plan. As you know, the procedure for amending the Comprehensive Plan is set forth in chapter 19.09 of the Gig Harbor Municipal Code (adopted in Ordinance 1075). Attached is a copy.

We have reviewed the application materials and found that the application is incomplete, pursuant to Section 19.09.080 GHMC. Here are all of the items that must be submitted in order for your application to be considered complete:

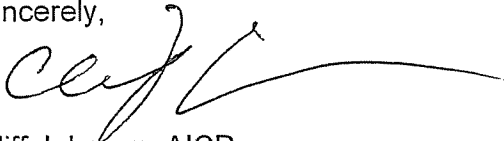
1. A completed application form (attached).
2. 12 copies of the SEPA checklist (please note that the checklist submitted incorrectly identifies the Community Development Director as the applicant).
3. A complete legal description of the combined area of all the subject parcels.
4. A copy of the county tax assessor's map of the subject parcels.
5. A vicinity map showing the following:
 - a) Land use designations within 300 feet of the subject parcels.
 - b) All parcels within 300 feet of the subject parcels and existing uses.
 - c) All roads abutting and providing access to subject parcels including information on road classifications.
 - d) Location of existing utilities serving the parcels including electrical, water and sewer (including septic).
 - e) Location of critical areas within 300 feet of the site.
6. Topographic map at a minimum scale of 1:200.
7. Mailing labels of all properties within 300 feet of the subject parcels, as listed on the County Assessor's tax roles.
8. A detailed plan showing the proposed improvements.
9. A written statement of the following:
 - a) How the amendment is consistent with the Washington State Growth Management Act.
 - b) How the amendment is consistent with adopted countywide planning policies.

- c) How the amendment furthers the purpose of the comprehensive plan.
- d) How the amendment is internally consistent with the city's comprehensive plan, and other adopted city plans and codes.
- 10. The proposed element, chapter, section and page number of the comprehensive plan to be amended.
- 11. Proposed text changes, with new text shown in an underline format, and deleted text shown in strikeout format.
- 12. If the amendment has the potential to result in an increase in vehicle trips a traffic impact analysis would be required.
- 13. Application fee of \$4,000.00.

Please be advised that GHMC 19.09.090 provides that applicants are required to provide additional material requested by the City within 15 days of the date of the request. Applications which are determined to be incomplete as of 45 days after the application deadline date (currently August 15, 2007) will not be considered during the current annual review process.

If you have any questions regarding this letter I can be reached at (253) 851-6170.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cliff Johnson', with a long horizontal flourish extending to the right.

Cliff Johnson, AICP
Associate Planner

Enc.: Application requirements for Comprehensive Plan Amendment
GHMC Chapter 19.09
Application form

**Application COMP-07-0006:
3700 Grandview Street Comprehensive
Land Use Map Amendment**

RECEIVED
CITY OF GIG HARBOR
OCT 11 2006
COMMUNITY DEVELOPMENT

CITY OF GIG HARBOR COMPREHENSIVE PLAN LAND USE MAP SITE-SPECIFIC AMENDMENT APPLICATION

A site-specific amendment is a proposed change in the Comprehensive Plan land use map designation of an individual parcel or parcels of land. A site-specific amendment to the Comprehensive Plan land use map does not result in a rezone, if approved, the applicant would be required to apply for a rezone at the conclusion of this process.

(Please Print or Type)

Owner/ Applicant: MP8. LLC / PIONEER & STINSON LLC

Mailing Address: 363 7TH LANE

City: FOX ISLAND State: WA Zip: 98333

Phone: () 405-8348 Fax: () 549-2297

Agent/ Contact: CARL HALSAN, HALSAN FREY

Mailing Address: PO BOX 1447

City: GIG HARBOR State: WA Zip: 98335

Phone: () 307-1922 Fax: () 858-9816

Site Address: 3700 GRANDVIEW STREET

City: GIG HARBOR Zip: 98335

Lot Size: 4.27 ACRES

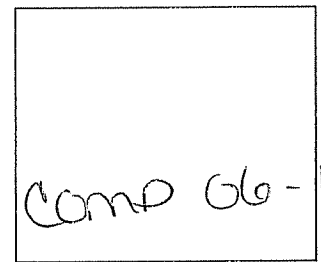
Assessor's Account #: 0221082031, 2136, 2176, 2224 & 2225

Legal Description: (Please attach)

Section: 8 Township: 21N Range: 2E

FOR CITY USE ONLY

Application Received (stamp)



Received by: Cindy

Assigned to: _____

Minimum Application Fee* 750⁰⁰
0067657

SEPA Checklist & Fee* 4 _____
if required

Site Map 4 _____

Questionnaire 4 _____

Assessor's Map 4 _____

Ownership Certificate 4 _____

Pre-Submittal Review 4 _____

Date / /

Staff _____

Application Complete* 4 _____

Date / /

Staff _____

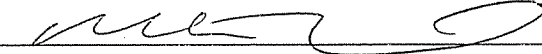
Is the property in a special taxation or land-use program?

☒ No ☐ Yes (specify) _____

Current Comprehensive Plan Designation: RESIDENTIAL - LOW

Requested Comprehensive Plan Designation: RESIDENTIAL - MEDIUM

The applicant agrees to pay a minimum application fee of \$750.00, in accordance with the adopted fee schedule on file with the City of Gig Harbor Department of Planning and Building Services. If the Planning Commission approves the application for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and an additional fee of \$150.00. The applicant further understands that approval of a site-specific amendment is not a rezone. If approved, the applicant must file an application for a rezone with the City of Gig Harbor Department of Planning and Building Services. Acceptance of this application and/or payment of fees does not guarantee final approval.

Applicant Signature:  Date: 4/17/06

1. **Detailed description and explanation of amendment.**

The proponent is asking that the designation of the subject property be changed from *Residential Low* to *Residential Medium*. This will allow the property to be rezoned to a mixture of *Residential-Business 2 (RB-2)* and *Medium-Density Residential (R-2)* with future rezone applications to be submitted if the Comprehensive Plan Amendment is approved. The proponent will be asking for the southerly 150' (the portion currently zoned RB-1) to be zoned RB-2, and asking for the balance of the property to be zoned R-2. Concurrent with the rezone applications, the proponent will be submitting a proposed comprehensive development plan for the entire 4.27 acres that will include a mixture of residential, office and retail uses.

2. **Change in circumstances pertaining to the Comprehensive Plan or public policy.**

This site represents a large and prominent property in the City that is under-utilized relative to the larger surrounding area. The property consists of five parcels totaling 4.27 acres that is developed with three, forty-year old single family homes. The property is split-zoned; about half is zoned RB-1 and other half is zoned R-1. If the property were completely devoted to residential uses, 17 homes could be built. If it were developed with a mixture of single family and office uses, it could yield several office buildings and up to 10 single family home sites. The property is under-utilized.

The proponent's plan is to develop the entire site with a first class mixed use project that combines office, retail and residential uses, perhaps even some within the same building, in order to create a synergistic project that would serve as an example for others to follow. Ideally, the southern portion of the site would be developed with a single, multi-level structure where office and some limited retail uses would use the ground floor, office uses would be located on the second floor and residential uses would be on the top floor. The balance of the site would be developed with smaller, attached single-family homes.

The property in question is located on the north side of Grandview Street, between Pioneer Way and Stinson Avenue. This area of town contains one of the most prominent points of entry into the downtown area, and is currently developed with a mixture of retail, residential and offices uses of mixed vintage. The most important current use is our Civic Center. Several of the properties are in the process of being redeveloped, and the site we are working with will be an important piece of this fabric. We believe our plan for the property, if allowed to be implemented, will serve as another catalyst (like the City Hall complex) for other property owners in this neighborhood to redevelop their property. The Civic Center was the beginning, the bank remodel is underway, and the new office building complex at the northeast corner of Pioneer and Grandview is coming soon. The other underutilized property in the area should begin to follow. The low-slung strip centers in the

area are in the most need of updating. We want to be part of this redevelopment process and help set the tone through implementation of our first-class plan.

3. **Impacts caused by the change, including the geographic area affected and the issues presented.**

If approved, the positive impacts will be as stated above. There could be an increase in traffic in the neighborhood beyond what is there now and what could be there if the property were developed with the designations unchanged. However this might be mitigated by the mixed use nature of the proposed project, drawing some people to the site rather than passing by. With additional development density and intensity, there could be an increased demand for public services, but this will be mitigated by the increased revenue from the built-out project. The transportation infrastructure will be impacted, but at the very least, the project will be required to upgrade its frontage along Grandview, Stinson and Pioneer.

4. **How the amendment complies with the community vision statements, goals, objectives and policies of the Comprehensive Plan.**

Goal #1 of the Land Use element encourages higher density development in areas that pose the fewest environmental risks. This site has no environmental constraints. Goal #12 encourages the provision of a broad choice of housing types. With the approval of this amendment, the property can be developed in a manner that provides small lot single family housing, attached or stacked. Goal #13 encourages higher density housing in areas that have easy access to major local employment areas. Downtown Gig Harbor is one of the City's largest employment areas along with the upper basin area stretching along Kimball Drive. The subject property is right in the middle of these two areas. Goal #18 of the Environment element encourages higher densities on land with the fewest environmental risks and this site has none. The Housing element of the Plan encourages reducing housing costs through policy reform, and this site can provide more affordable housing than what is typically offered within the City. Finally, Gig Harbor needs housing as evidenced by the rapidly increasing prices in the area. Suitable land for development is being used up at a rate far exceeding the planning that's been done to date. With the City allowing only 4 units per net acre throughout most of the city, we need alternatives and this site is ideal for something unique. Goal #4 of the Community Design element encourages enhancement of the City's sense of place by preserving corner lots for more stately development. The proposed project's mixed use building will help create a sense of arrival at one our "front doors". Goal #2 of the Economic Development element encourages increased economic opportunities through property revitalization by redeveloping important vacant parcels and revitalizing older commercial and business districts with the City. This project will further this goal.

5. **Is there public support for the proposed amendment?**
Discussions with neighboring property owners and others throughout town suggest and indicate fairly strong support.
6. **Pierce County Assessor's Map**
One is attached, and it is signed and dated by the applicant.

OWNERSHIP CERTIFICATION

I, MARTY PAUL, hereby certify that I am the majority property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of the City of Gig Harbor with respect to filing this application, and that the statements, answers and information submitted presents the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address: 363 7TH LANE

City and State: FOX ISLAND, WA Phone: () 405-8348

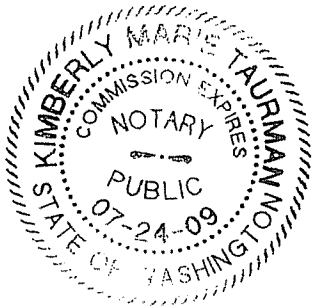
Signature: [Signature] for member MP8 / Pioneer + Stinson
(give corporation or company name) LLC

ACKNOWLEDGMENT

State of Washington)
ss.)
County of Pierce)

On this day personally appeared before me MARTY PAUL
known to be the individual described in and who executed the within and foregoing instrument
and acknowledged to me that HE signed the same as HIS free and voluntary
act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL this 17 day of April, 2006



Kimberly M. Taorman
Notary Public in and for the State of Washington

My Commission Expires: July 24, 2009

Other property owners in this application must be listed below:

Name: _____ Signature: _____

Address: _____ City/State: _____ Zip: _____

LEGAL DESCRIPTION

TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN

02-21-08-2031

THAT PORTION OF THE SOUTH ONE-HALF OF THE SOUTHWEST OF THE NORTHWEST LYING WESTERLY OF THE WESTERLY LINE OF WOLLOCHET-GIG HARBOR COUNTY ROAD AND SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF THE OF THE NORTHEAST OF THE SOUTHWEST OF THE SOUTHWEST OF THE NORTHWEST; THEN SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 245 FEET; THEN SOUTH $54^{\circ}15'32''$ EAST AT A RIGHT ANGLE TO SAID ROAD 73.13 FEET TO THE WESTERLY LINE OF SAID ROAD; THEN SOUTHWESTERLY ALONG SAID ROAD 60 FEET TO THE POINT OF BEGINNING; THEN NORTHWESTERLY TO THE SOUTHEAST CORNER OF THE NORTHEAST OF THE SOUTHWEST OF THE SOUTHWEST OF THE NORTHWEST; THEN WEST ALONG SAID LINE OF SAID SUBDIVISION 242.72 FEET; THEN NORTHWESTERLY TO A POINT 25 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION TO THE TERMINAL POINT.

02-21-08-2225

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02-21-08-2136

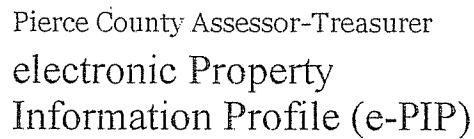
THE EAST 150 FEET OF THE FOLLOWING DESCRIBED TRACT: THE NORTH ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST OF THE SOUTHWEST OF THE SOUTHWEST OF THE NORTHWEST OF SECTION 8; EXCEPT THE NORTH 200 FEET THEREOF; EXCEPT THE PUBLIC ROAD.

02-21-08-2176

THE NORTH 150 FEET OF THE SOUTHWEST OF THE SOUTHWEST OF THE OF THE SOUTHWEST OF THE NORTHWEST OF SECTION 8; EXCEPT THE EAST 114 FEET THEREOF; EXCEPT THE PUBLIC ROAD.

02-21-08-2224

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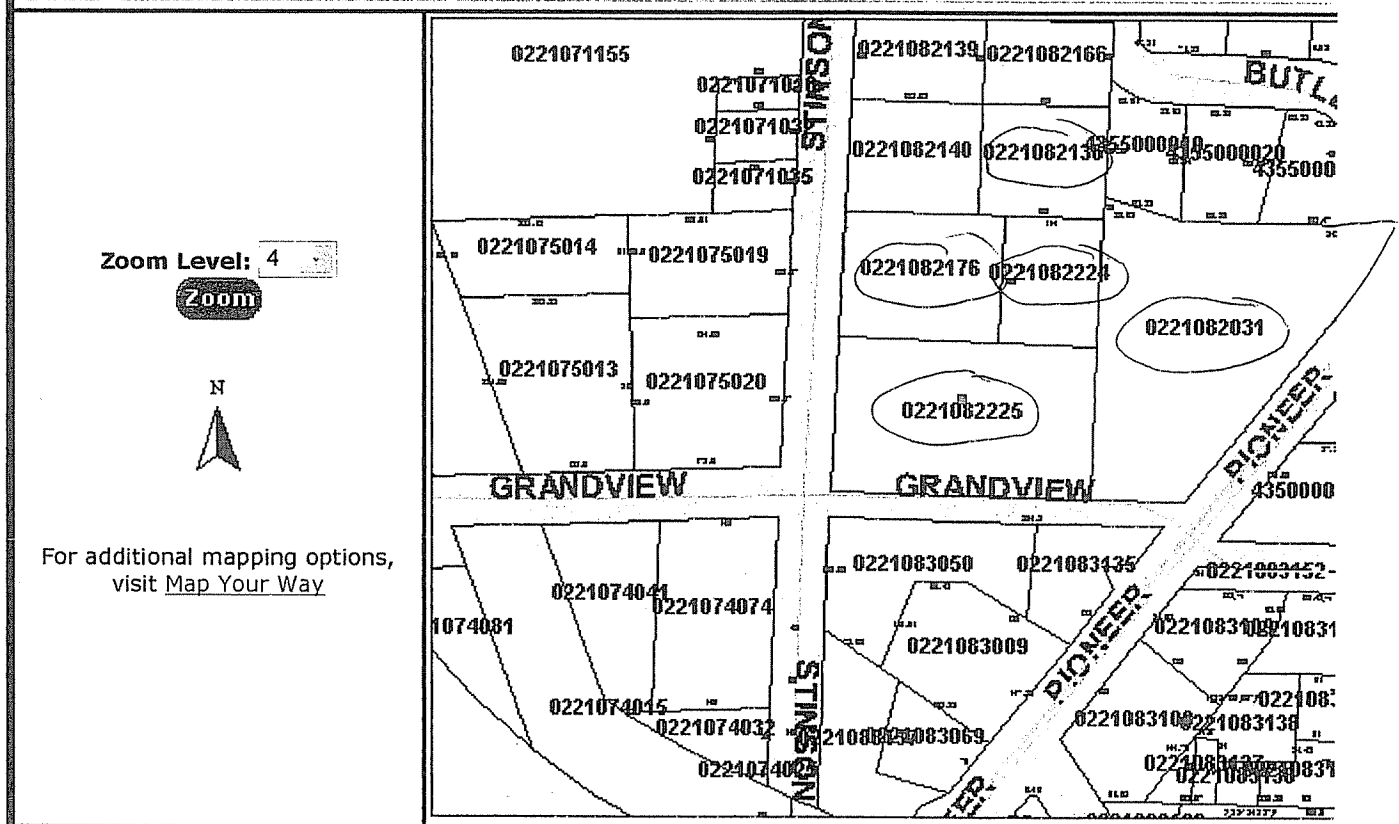


Ken Mad:
Assessor-T

[Pierce County Home](#) [Assessor-Treasurer Home](#) [Parcel Search](#) [Sales Search](#) [Recorded Documents](#) [Permit](#)
[Summary](#) [Taxes/Values](#) [Land](#) [Buildings](#) [Sales](#) [Map](#)

04/14/

Parcel Number: 0221082225
Site Address: 3700XXX GRANDVIEW ST
Account Type: Real Property
Category: Land and Improvements
Use Code: 9170-COMM VAC LND



I acknowledge and agree to the prohibitions listed in RCW 42.17.260(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. No person or entity who relies on any information obtained from this system, does so at their own risk. ***All critical information should be independently verified.***

Pierce County Assessor-Treasurer
Ken Madsen
2401 South 35th St Room 142
Tacoma, Washington 98409

MARTY PAUL

DATE

PIONEER & STINSON COMPREHENSIVE PLAN AMENDMENT

Consistency with the Growth Management Act (GMA)

- Goal #1 encourages development in urban areas where adequate public facilities and services exist. All necessary public facilities and services are already located at the site.
- Goal #2 discourages sprawl. As the site is being used now, it is underutilized to a great extent. If it were developed under the existing designation, the upper portion of the site would still only be developed with a couple of 5,000 square foot office buildings while the lower portion would be developed with single family homes at a density of only 4 homes per net acre. If the amendment is approved, the upper portion could be developed with more intense office, retail and multi-family uses while the lower portion could be developed with duplex style housing at 6 units per acre. Approval would further the second goal.
- Goal #4 encourages housing in a variety of styles, types and prices. Approval would allow for housing at a density more than 4 per acre, which dominates the Gig Harbor planning area. Gig Harbor would benefit from having less low-density sprawling single family home development and more duplex and multi-family projects. Approval would further this goal.
- Goal #8 discourages the conversion of productive forest lands and agricultural lands to incompatible uses. The subject property is neither and its conversion to a more intense use will not be inconsistent with this goal.
- Goal #13 discourages the conversion of historic sites and structures. The subject site is not designated historic and has no historic structures.
- Section 14 of the Act requires public participation early and continuously. The public will be notified in the Gateway of the application. Immediate neighbors will receive mailed notification of the application. The Planning Commission and Council hearings will be open to the public.

Consistency with the County-Wide Planning Policies (CWPP)

- Housing Policy 2.2 requires the City to meet housing demand through the redevelopment of infill parcels. The subject site is very under-utilized and redevelopment will further this Policy.
- Economic Development and Employment Policy 5 requires the City to plan for sufficient economic growth and development to ensure an appropriate balance of land uses which will produce a sound financial posture given the fiscal/economic costs and benefits derived from different land uses. Policy 5.2 requires the reduction of inefficient sprawl development patterns. 5,000 square foot office buildings in this area of town would be sprawl. Policy 5.5 promotes development in areas with existing available facility capacity. This area has available capacity.
- Economic Development and Employment Policy 6 requires the City to add diversity of economic opportunity and employment. Policy 6.1 promotes infill development to assist in maintaining a viable market. This site is a perfect infill site with more intense development surrounding it.

- Transportation Facilities and Strategies Policy 10.4 requires using land use regulations to increase the modal split between automobiles and other forms of travel by allowing high densities in transit corridors and encouraging mixed use development. If approved, the subject site will be development with a moderate density/intensity mixed use project that is served by public transportation and is within walking distance of City Hall, the downtown area, a major park-and-ride facility and the Cushman Trail.

Consistency with the City Comprehensive Plan

- Goal #1 of the Land Use element encourages higher density development in areas that pose the fewest environmental risks. This site has no environmental constraints.
- Goal #12 encourages the provision of a broad choice of housing types. With the approval of this amendment, the property can be developed in a manner that provides small lot single family housing, attached or stacked.
- Goal #13 encourages higher density housing in areas that have easy access to major local employment areas. Downtown Gig Harbor is one of the City's largest employment areas along with the upper basin area stretching along Kimball Drive. The subject property is right in the middle of these two areas.
- Goal #18 of the Environment element encourages higher densities on land with the fewest environmental risks and this site has none.
- The Housing element of the Plan encourages reducing housing costs through policy reform, and this site can provide more affordable housing than what is typically offered within the City. Finally, Gig Harbor needs housing as evidenced by the rapidly increasing prices in the area. Suitable land for development is being used up at a rate far exceeding the planning that's been done to date. With the City allowing only 4 units per net acre throughout most of the city, we need alternatives and this site is ideal for something unique.
- Goal #4 of the Community Design element encourages enhancement of the City's sense of place by preserving corner lots for more stately development. The proposed project's mixed use building will help create a sense of arrival at one our "front doors".
- Goal #2 of the Economic Development element encourages increased economic opportunities through property revitalization by redeveloping important vacant parcels and revitalizing older commercial and business districts with the City. This project will further this goal.

Cosmopolitan Memorandum

Memorandum



ENGINEERING
G R O U P

117 South 8th Street
Tacoma, WA 98402
BFox@cosmopolitaneng.com

Phone (253) 265-2958
Fax (253) 265-6041

DATE: June 8, 2007
TO: Steve Misiurak, City of Gig Harbor
FROM: Bill Fox and David McBride, Cosmopolitan Engineering Group
RE: Wastewater Treatment Plant Capacity
FILE: GIG019

The purpose of this memorandum is to outline the current capacity of the WWTP, committed demand for capacity, and the current two-phase plan to increase capacity.

Current Flows

Maximum month (30-day average)	= 1.1 mgd
Annual average	= 0.8 mgd
Peak day	= 2.0 mgd

The WWTP is doing a very good job at meeting permit limits for the annual average conditions. However, Darrell Winans, Rick Esvelt, and we are in concurrence that the WWTP is at its maximum capacity for the maximum month and peak day flows. The onshore outfall improvements must occur to gain capacity for the peak day event, and the Phase I treatment plant improvements must occur to achieve a maximum month NPDES permitted capacity of 1.6 mgd. Please note that the NPDES permitted maximum month capacity of 1.6 mgd is greater than the current actual maximum month capacity of 1.2 mgd. 1.2 mgd is the current predicted maximum month capacity of the existing WWTP based on a treatment plant process evaluation, and is confirmed by operational experience at the plant during historical peak monthly flows.

Committed Capacity

We understand the City has issued certificates that will increase the annual average flow up to 1.1 – 1.2 mgd. If these committed flows were to be realized today, the WWTP would likely not meet NPDES permit limits for the maximum month or peak day flows. Therefore, in order to meet the commitments for additional capacity, we strongly urge the City to proceed on the fastest possible track with the implementation of the proposed Phase I WWTP improvements.

Phase I Improvements

The onshore outfall improvements are fully designed and planned for construction in 2008. This will alleviate the concern regarding the peak daily flows.

We are very near completion of the Technical Memorandum establishing the design criteria for the Phase I WWTP improvements. Because (1) the Phase I Improvements WWTP capacity will not exceed the 1.6 mgd maximum month in the NPDES permit, and (2) we are merely amending the Engineering Report for the Phase I Improvements Ecology approved in 2003, we will be able to proceed immediately into design of the Phase I improvements. The proposed schedule will have design completion by the end of this year, and construction from mid 2008 through 2009.

The Phase I treatment plant improvements will be online in late 2009, with more than enough capacity to meet your current commitments. The City's ability to meet permit limits between now and 2009 depend on how fast these demands come online, and whether we experience extreme wet conditions such as occurred last November and December.

Phase II Improvements

In our opinion, the most critical need is to meet the current commitments under Phase I with the approach previously outlined in our current schedule (dated 4/4/07). However, we also need to proceed with Phase II Improvements along a parallel track, so that the City may issue future certificates for sewer capacity. HDR is currently completing flow projections (to be finalized later in summer), and we will be preparing the Phase II (Year 2025) Engineering Report later this year. The Phase II plant capacity through 2025 will be on the order of 2.4 mgd maximum month flow.

The key question is when will the treatment capacity of Phase I improvements be exceeded through future growth. We do not know the rate at which these additional flows will come online, but our expectation is that Phase II improvements will need to be in place by 2011 or 2012. Therefore, we need to proceed with Phase II planning and design in parallel with Phase I construction. Since Phase II will require modification of the NPDES permit and SEPA documentation, Ecology approval of the Phase II Improvements will take much longer than the Phase I Improvements (thus the reason for separating the phases). We recommend the following implementation schedule for Phase II:

- | | |
|-------------------------------|------------|
| • Engineering Report complete | Early 2008 |
| • Ecology approval | Late 2008 |
| • Design completion | Mid 2009 |
| • Construction completion | Late 2010 |

Until we complete the Engineering Report, we will not have good cost projections for Phase II. However, we expect it will be a smaller scope and cost than the Phase I Improvements. The Phase I improvements design will provide stub outs and system tie in points to allow Phase II Improvements to be constructed with minimal disruption to plant operation and minimize additional costs to the City.

Summary

We believe the City is on the correct path forward relative to the WWTP improvement program. The greatest urgency is to complete Phase I improvements, which will meet the City's current sewer service commitments. The schedule we have proposed will achieve the Phase I Improvements in the minimum reasonable time.

We have the following recommendations for current actions by City staff and council:

- Proceed with Phase I Improvements as already begun (design completion in 2007)
- Begin Engineering Report for Phase II in 2007 as currently planned and contracted (for completion in early 2008)
- Budget for construction of the onshore outfall in 2008

- Raise sewer connection fees to cover costs of wastewater system improvements
- Project and monitor the rate at which committed sewer capacity comes online

We also believe there is adequate time to implement the Phase II improvements and meet future service demand, provided the Phase II (Year 2025) engineering report development commences this year. If sewer capacity is committed faster than Phase II implementation can proceed, we recommend that future sewer commitments be conditioned on the completion of the Phase II improvements.