

**CITY OF GIG HARBOR
RESOLUTION NO. 631**

**A RESOLUTION ESTABLISHING A WORK PROGRAM FOR
THE PROCESSING OF INDIVIDUAL COMPREHENSIVE PLAN
AMENDMENTS IN 2005, REVISING RESOLUTION NO. 629**

WHEREAS, the City is required to take action to review and, if needed, revise the comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the Growth management Act (GMA) on or before December 1, 2004 (RCW 36.70A.130 (4)(a));

WHEREAS, the City anticipated this requirement and included an objective in the 2004 Annual Budget for the update of the Comprehensive Plan;

WHEREAS, on April 12, 2004 the City Council approved a consultant services contract with AHBL, Inc. for the services necessary to assist the City in the review and update of the Comprehensive Plan and development regulations;

WHEREAS, AHBL, Inc. has reviewed the City Comprehensive Plan and development regulations and identified a list of recommended updates consistent with the mandate of RCW 36.70A.130;

WHEREAS, in order to ensure that the review and update of the Comprehensive Plan is completed in a timely fashion consistent with State law it is necessary to establish a timeline and work program;

WHEREAS, the City Council adopted Resolution No. 629 on September 13, 2004 which established a time frame and work program which required that four individual requests for Comprehensive Plan amendments be concurrently processed. The Council now desires to bifurcate the required update from the processing of the individual applications; and

WHEREAS, the proposed citizen/staff initiated amendments submitted for the 2004 annual review (Exhibit B) will be docketed and considered during the 2005 annual review process;

NOW THEREFORE BE IT RESOLVED that the work program set forth in Resolution No. 629 is revised as follows:

1. The City Planning Commission is directed to review and update the Comprehensive Plan and development regulations consistent with the recommendation of AHBL, Inc. as outlined in the attached scope of work (Exhibit A).

2. The schedule for the 2004 review and update of the Comprehensive Plan is as follows:

Planning Commission

September 16, 2004 - Work-study session

October 7, 2004 - Work-study session

October 21, 2004 - Work-study session

November 4, 2004 - Public Hearing & formulation of recommended action

City Council

November 22, 2004 – Public Hearing and First Reading of an Ordinance implementing the recommendations of the Planning Commission amending the Comprehensive Plan and development regulations

December 13, 2004 - Second reading of an Ordinance implementing the recommendations of the Planning Commission amending the Comprehensive Plan and development regulations

3. The 2005 Comprehensive Plan amendment process will be limited to those proposals identified in Exhibit B and will be processed during the first quarter of 2005.

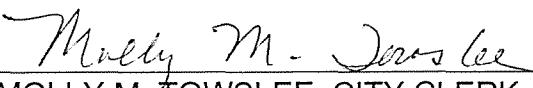
RESOLVED by the City Council this 11th day of October, 2004.

APPROVED:



MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:



MOLLY M. TOWSLEE, CITY CLERK

FILED WITH THE CITY CLERK: 10/6/04
PASSED BY THE CITY COUNCIL: 10/11/04
RESOLUTION NO. 631

Exhibit A

AHBL, Inc. Gig Harbor Comprehensive Plan Update Scope of Services – Phase II

AHBL is pleased to submit this scope of services for the final phase of the required update to the City of Gig Harbor Comprehensive Plan and related development regulations. This scope describes the tasks to be carried out by AHBL staff and our subconsultants, Adolfson and Associates, Inc. and Associated Earth Sciences, Inc. (AES). The scope is based on the results of the analysis conducted in the first phase of the project and discussions with City staff.

Our scope of services is as follows:

1. Revise and update background information, goals, and policies of the various elements of the Comprehensive Plan to meet the current requirements of the Growth Management Act. Specific tasks are listed below for each element. AHBL has primary responsibility for all tasks not identified with a specific subconsultant.

Land Use Element

- Evaluate capacity to determine whether increased residential densities are necessary to accommodate revised population targets

Housing Element

- Disaggregate projected housing need by unit type per the County-Wide Planning Policies

Capital Facilities Element

- Update capital improvement program project lists with the most current information available from the City
- Revise policies to state that reassessment of the Land Use Element is an option for funding shortfalls in Capital Facilities Program growth-related facilities projects

Transportation Element

- Adopt LOS for transit, either Pierce Transit's LOS or local standard
- Evaluate growth assumptions against assumptions in the transportation model to ensure consistency
- Revise the Transportation/Circulation LOS standard in the CFP to reflect the downtown strategy area's LOS F (from 2002 Transportation Plan Update)

- Review the existing conditions data for intersection LOS in the 2002 Transportation Plan Update to ensure that LOS is currently met or a strategy identified to bring facilities into compliance with the adopted LOS
- Revise the Financial Reassessment Strategy to include an option for reassessing the land use assumptions if funding falls short of meeting identified need

Essential Public Facilities

- Add process for siting essential public facilities in compliance with GMA
- Add policy language stating that the City will not preclude the siting of an essential public facility

2. Draft specific amendments to the City's development regulations and policies, as necessary, to meet the current requirements of the Growth Management Act. This work will be performed by AHBL based on information provided by the City. Specific tasks are listed below.

- Specify, in the Code or Comprehensive Plan, zoning consistent with each land use designation
- Revise the R-1 and RB-1 zones to allow a minimum of 4 units per acre

3. Draft specific amendments to the City's Comprehensive Plan and development regulations to meet the current requirements of the Growth Management Act for critical and resource areas not requiring BAS expertise. This work will be performed by AHBL. Specific tasks are listed below.

- Add aquifer protection policies per BAS analysis
- Add policies to identify corrective actions for discharges that pollute waters of the state
- Review County resource land designations to determine if consistent with City's designations (currently none) and revise policies as necessary to protect such areas
- Include criteria for designating mineral resource lands
- If mineral lands of long-term commercial significance are identified, draft development regulation amendments to preserve the future resource use from incompatible development within and surrounding such designated areas
- Amend the development code to include a provision for notification of natural resource activities within 500 feet (as necessary based on natural resource area research)

- Add policy stating that BAS will be used in developing policies and development regulations to protect the functions and values of critical areas
- Include reference to BAS in critical areas regulations
- Develop a consistent convention for numbering or otherwise discretely identifying goals and policies throughout the document for ease of reference

4. This scope allows for up to 8 AHBL meetings, which may be with staff, Planning Commission or City Council at the discretion of the City. The scope anticipates limited preparation for meetings and minor follow-up. Additional meetings will be on a time and expense basis with prior approval of staff.

5. Review available critical areas information and draft specific amendments to the City's Comprehensive Plan and development regulations to meet the best available science (BAS) requirements of the Growth Management Act for geologic hazard areas and aquifer protection. This work will be performed by Associated Earth Sciences, Inc. (AES). Specific tasks are listed below.

- Review published geologic maps to determine if areas in addition to wellhead protection zones should be protected based on geologic and hydrogeologic factors
- Revise Section 18.12.100 GHMC to redefine aquifer protection areas pursuant to the geologic and hydrogeologic analysis
- Revise Section 18.12.050 GHMC to require greater buffers for ravine sidewalls and bluffs greater than 50 feet in height
- Confirm flood hazard boundaries from the recent FEMA database

6. This scope allows for up to 2 AES meetings, which may be with staff, Planning Commission or City Council at the discretion of the City. The scope anticipates limited preparation for meetings and minor follow-up. Additional meetings will be on a time and expense basis with prior approval of staff.

7. Review available critical areas information and draft specific amendments to the City's Comprehensive Plan and development regulations to meet the current requirements of the Growth Management Act for wetlands, streams, and fish and wildlife habitat conservation areas relative to best available science. This work will be performed by Adolfson and Associates, Inc. This scope recognizes that code amendments will be made to wetland regulations without the benefit of information from the City's most current wetland inventory, which is unavailable at this time.

Specific tasks are listed below.

- Develop policies that more specifically direct protection of anadromous fisheries

- Stream definition should be developed that separates these aquatic areas from wetlands. Define streams according to state guidelines
- State that wetlands will be delineated using the Department of Ecology Wetland Identification and Delineation Manual (1997), which is consistent with the 1987 Federal Manual used by the US Army Corps of Engineers
- Develop wetland rating system that eliminates streams and ranks wetlands according to function and value
- Evaluate wetland buffers relative to City environment and buffer function and determine appropriate widths based upon the BAS. Larger buffers are likely needed to protect wildlife habitat functions on higher quality wetlands
- Increase mitigation ratios for certain types of wetlands and types of wetland mitigation (i.e., enhancement)
- Clarify permitted alterations in wetlands and wetland buffers
- Evaluate whether or not qualitative alteration of buffers should be allowed
- Amend the regulations to include stream buffers based upon BAS and specific protection measures for salmonid-bearing streams
- Develop a list of permitted alterations specific to streams

8. This scope allows for up to 3 Adolfson meetings, which may be with staff, Planning Commission or City Council at the discretion of the City. The scope anticipates limited preparation for meetings and minor follow-up. Additional meetings will be on a time and expense basis with prior approval of staff.

9. Provide a draft SEPA checklist for use by the City in conducting environmental review on the amendments.

Exhibit B

2005 Comprehensive Plan Amendments

COMP 04-01

Proposed land use map amendment to redesignate approximately 20 acres of land in the Gig Harbor North Planned Community Development district from residential low to residential medium.

COMP 04-02

Application returned to applicant, no action needed.

COMP 04-03

Proposed map and text amendment to add a new land use designation – Master Planned Community (MPC) for the Canterbury planned residential golf course community consistent with the designation in the December 2002 Pierce County Gig Harbor Peninsula Community Plan.

COMP 04-04

Proposed map and text amendment to redesignate approximately 18.3 acres of land in the Gig Harbor North Planned Community Development district from PCD-RMD (residential medium) to PCD-BP (Business Park).

Waste Water Comprehensive Plan Amendment

The City Engineering Department is proposing an amendment to the current Waste Water Comprehensive plan at the request of the property owner to provide sewer service for a proposed single family development, described as parcel numbers 0221172115 and 0221172076. The referenced document shows that the property is designated in C-7 basin. Mr. Tallman's representatives have approached the City about amending the ULID #2 Basin line to include the above described properties. Hammond Collier Consulting Engineers will prepare a scope and fee to review the proposal. The basic parameters of the review will include:

- Amending the current ULID #2 Boundary line to include the above parcels.
- Capacity study of the existing sewer line in 34th Street and adjoining sewer infrastructure.
- Generation of sewerage flow calculations of the additional parcels.
- Analysis of the proposed conveyance system.
- Preparation of a written report with supporting technical data and recommendations.