



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, September 19, 2024 at 5:30 P.M.**

This meeting may also be accessed through Zoom at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Council Chambers at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: September 12, 2024

Public Comment:

Agenda Items:

Privately Proposed Comprehensive Plan Amendments PL-COMP-23-0002 – MP 12, Inc. Wastewater Comprehensive Plan Amendment – Commission and Staff discussion

Other Business: Next meeting Thursday, September 26, 2024 Catch up and review of all draft elements

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Planning Commission must proceed in an orderly, timely manner. The purpose of a Planning Commission meeting is to advise on subjects prescribed by the City Council; it is not a public forum.

Public comment may be made in-person from the microphone, remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9

on your phone. Please refrain from raising your hand until the Chair has announced that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual, unless revised by the chair. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting.

Instead of making oral comments, written comments may be submitted to the Planning Commission at MThomas@gjgharborwa.gov.

All remarks shall be addressed to the commission as a body and not to any specific commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any commissioner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**Minutes for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, September 12, 2024 at 5:30 P.M.**

Call to Order/Roll Call: Chair Krawczyk called the meeting to order at 5:30 p.m. Commissioners, Martin, Snodgrass, Jordan, Burcar and Bradbury were present. Commissioner Tessicini was excused.

Staff: Interim Community Development Director, Jeff Wilson; Principal Planner, Robin Bolster-Grant; Aaron Hulst, PE, City Engineer; and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from September 5, 2024 (Martin/Bradbury)

Vote: Unanimously approved

Public Comment: None

Agenda Items:

Introduction of the Transportation Element – Presentation Marissa Milam and Kendra Breiland from Fehr and Peers and Victor Salemann, PE from Transportation Solutions followed by Commission questions and discussion

Other Business:

Next meeting Thursday, September 19, 2024 discussion of privately proposed Comprehensive Plan Amendment PL-COMP-23-0002 – MP 12, Inc. Wastewater Comprehensive Plan Amendment. Commissioner Tessicini, Snodgrass and Jordan will not be present.

Adjournment: 6:47

Michelle Thomas
Michelle Thomas
Planning Technician



Staff Memorandum

TO: Planning Commission

FROM: Robin Bolster-Grant, Principal Planner
Planning Division

SUBJECT: Discussion of proposed amendment to the Gig Harbor Wastewater Comprehensive Plan (PL-COMP-23-0002).

LOCATION: 5923 38th Avenue

DATE: September 13, 2024

At the upcoming Gig Harbor Planning Commission meeting on September 19, 2024, staff will lead a discussion of application PL-COMP-23-0002, a privately initiated proposal to amend the Gig Harbor Wastewater Comprehensive Plan. Approval of the amendment would authorize the temporary use of Sewer Basin #8 for sewage discharge from the future development of a 17-unit subdivision on the subject site. The site is currently served by Basin #10.

The purpose of the discussion is to provide context for the Wastewater Comprehensive Plan amendment process, to distinguish between the two policy documents that govern wastewater management and planning, and to answer questions about the criteria for consideration of the proposed amendment.

Staff will present the amendment at a future Planning Commission public meeting for a recommendation to the City Council.

BACKGROUND

The State of Washington requires cities to have both a comprehensive plan and a wastewater comprehensive plan to ensure the effective management of growth, land use, and critical infrastructure. These plans serve distinct but interconnected purposes, and each address different regulatory and planning requirements under state law.

Wastewater Comprehensive Plan (WWCP)

The WWCP is a specific type of utility plan that focuses on the management of the city's sewer and wastewater treatment systems. It is required under the Washington State Department of Ecology regulations. The purpose of the WWCP is to address wastewater service issues related to the city's sewer collection and treatment system. The WWCP evaluates the capacity and condition of the existing system to determine required system improvements and to provide an outline for project schedules and costs.

Plan requirements include a description of the existing and projected service area boundaries, population growth and land use projections. The WWCP must also include a detailed inventory and analysis of current wastewater facilities and their conditions.

Ecology requires the Public Works Department to provide regular updates to the WWCP and the plan must be consistent with the city's land use plan as well as with state and federal environmental laws.

Comprehensive Plan Utilities Element (UE)

In contrast to the operational context of the WWCP, the Utilities Element provides general policies and strategies for ensuring that utility services – including wastewater – are available to support future growth as required by the Growth Management Act. While the UE references the WWCP, it does not provide the same technical depth or detailed technical analysis.

The UE is focused on policy-level planning and coordination between utilities.

AMENDMENTS

Section 1.4.2 of the WWCP establishes the process for amending the wastewater comprehensive plan. The provision states:

Amendments to policies or growth projections contained within this plan or amendments which adversely affect wastewater system capacity shall be processed through the City's Comprehensive Plan amendment procedure (Chapter 19.09 GHMC).

All other amendments, to be known as technical amendments, must be made through application to the City of Gig Harbor Public Works Department. Decisions on technical amendments will be made by the City Council and will, where accepted by the City Council, be adopted by resolution and be forwarded on to the appropriate state jurisdiction for additional review or approval. The required fee for proposed amendments to the Wastewater Comprehensive Plan must accompany the proposed application. Additionally, all costs incurred by the City will be reimbursed by the applicant proposing the amendment. These costs may include, but are not limited to, consultant fees, legal fees, and review fees required by other jurisdictions.

All proposed amendment applications must include a completed Sewer Hydraulics Report in City format.

Historically, this provision was understood to be specific to wastewater *treatment*, rather than the entire wastewater system. However, the current interpretation of Chapter 1.4.2 of the WWCP directs staff to take the entire wastewater system into consideration when evaluating the appropriate amendment procedure.

Proposed text changes to Section 1.4.2 of the WWCP would clarify the scope of amendments that may qualify as technical amendments and are included as attachments.

SUBJECT APPLICATION

The application under consideration is a request that the property located at 5923 38th Avenue, which is currently served by Sewer Basin #10, be authorized to temporarily discharge to Basin #8. The applicant asserts that the subject property cannot currently discharge to Basin #10 until the city completes a public sewer gravity main and lift station and that these improvements are too costly for any single development to construct. The application requires an amendment to the Gig Harbor Wastewater Comprehensive Plan.

Because the proposal would impact the wastewater system, it is being processed in accordance with GHMC 19.09 and is included in the 2024 Comprehensive Plan Amendment Docket. The proposed amendment was approved by the City Council for further processing on March 25, 2024.

As the 2024 Comprehensive Plan Amendment docket coincides with the 2024 Comprehensive Plan Periodic Update, the two actions must be considered concurrently with respect to potential impacts to the environment under SEPA.

CRITERIA FOR APPROVAL

GHMC 19.09.170 establishes the following criteria for approval of comprehensive plan amendments:

- A. The proposed amendment will further and be consistent with the goals, policies and objectives of the comprehensive plan; and
- B. The proposed amendment is consistent with the Growth Management Act, Puget Sound Regional Council multicounty planning policies, the countywide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws; and
- C. The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect transportation facilities and other public facilities and services such as parks, police, fire, emergency medical services and governmental services; and
- D. The proposed amendment advances the public interest; and

- E. For text amendments which propose to increase density or intensity of permitted development and all land use map amendments, the following approval criteria also apply:
1. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of this amendment according to one of the following provisions:
 - a. The city has adequate funds for needed infrastructure, facilities and services to support new development associated with the proposed amendments; or
 - b. The city's project revenues are sufficient to fund needed infrastructure, facilities and services, and such infrastructure, facilities and services are included in the schedule of capital improvements in the city's capital facilities plan; or
 - c. Needed infrastructure, facilities and services will be funded by the developer under the terms of a development agreement associated with the comprehensive plan amendment; or
 - d. Adequate infrastructure, facilities and services are currently in place to serve expected development as a result of this comprehensive plan amendment based upon an assessment of land use assumptions; or
 - e. Land use assumptions have been reassessed, and required amendments to other sections of the comprehensive plan are being processed in conjunction with this amendment in order to ensure that adopted level of service standards will be met; and
 2. For a land use map amendment, the subject parcels being redesignated are physically suitable for the allowed land uses in the designation being requested, including compatibility with existing and planned surrounding land uses; and
 3. The proposed amendment will not create a demand to change land use designations of other properties, unless the change in land use designation for other properties is in the long-term interest of the community in general.

CONCLUSION

The Planning Commission is not being asked to take action on the subject application at the September 19, 2024 meeting. The purpose of the discussion is to distinguish the process for amending the Wastewater Comprehensive Plan from updating and/or revising the overall comprehensive plan as part of the Periodic Update. The Public Works Director will be available to help guide the discussion and clarify the process as well as to speak to the merits of the subject application.

The Planning Commission will be asked to make a recommendation as part of the overall recommendation on the Periodic Update in late October.

Attachments:

PL-COMP-23-0002 Application Materials

Draft text amendment to Section 1.4.2 of the Wastewater Comprehensive Plan

Proposal to Amend Section 1.4.2 of the City's 2018 Wastewater Comprehensive Plan

Background

The City of Gig Harbor developed its first Wastewater Comprehensive Plan (WWCP) more than 30 years ago and has regularly updated the WWCP since. The Washington State Department of Ecology requires the city to have a “general sewer plan” per WAC 173-240. Further, RCW 35.67.030 directs the city to update the plan based on capital improvements.

The city's WWCP meets these requirements and is adopted by city council as the city's “general sewer plan.” Additionally, per GHMC 13.28, the Wastewater Comp Plan, and the Public Works Standards, the Public Works Department sets the rules and regulations for constructing, operating, maintaining, and managing the city's wastewater system.

The WWCP is not an element of the City Comprehensive Plan but is instead adopted by reference in Chapter 9 of the City of Gig Harbor Comprehensive Plan. This chapter identifies Goal 9.5 that focuses on the city operating and maintaining an efficient wastewater treatment facility. Within this goal Section 9.5.1(a) states the city will “Develop and implement the City of Gig Harbor Wastewater Comprehensive Plan...”

Most recently, Public Works engaged with HDR Engineering in 2017 to update the WWCP and completed this update on October 26, 2018. The WWCP was subsequently reviewed and accepted by Ecology then adopted by Ord. 1400 into the City Comprehensive Plan by reference, effective December 2018. The city is now on schedule to again update the WWCP in 2028.

Wastewater (also referenced as sewer) collection basin boundaries are established in the WWCP to maximize the ability to flow sewer by gravity while also minimizing the use of grinder pumps for individual sites and minimizing the use of basin-wide sewer lift stations as noted in Section 1.4.1 and Section 2. Additionally, per Section 5B.010 of the Public Works Standards, the city requires sewer to flow by gravity whenever feasible or as outlined in the WWCP. All wastewater planning and assessments of feasibility of gravity sewer are made by the Public Works Department.

Public Works also routinely receives requests to amend the wastewater basin boundaries that are established in Appendix B of the WWCP. These requests often stem from the feasibility to flow sewer by gravity into a different basin than identified in the WWCP once detailed topographic data for a property is created or a developer's general desire to shift basin boundary lines. This detailed topographic data may show that gravity sewer is not feasible as established in the WWCP or that gravity sewer is also feasible when discharging sewer to a sewer basin not previously prescribed in the WWCP. Other requests to amend basin boundaries are due to a property owner's desire to reduce their

own construction costs for developing the wastewater conveyance infrastructure. Public Works similarly receives requests to adjust sewer flow values for specific properties due to proposed changes in land use and/or zoning.

In 2008 the city was facing treatment capacity issues at the wastewater treatment plant. To account for this treatment capacity issue and any such future issues, staff from both the Public Works Department and the then Planning Department work together to add Section 1.4.2 to the 2009 WWCP as noted below.

1.4.2. Amendments to the Wastewater Comprehensive Plan

Amendments to policies or growth projection contained within this plan or amendments which adversely affect wastewater system capacity shall be processed through the City's Comprehensive Plan amendment procedures (Chapter 19.09 GHMC)

All other amendments, to be known as technical amendments, must be made through application to the City of Gig Harbor Public Works Department. Decisions on technical amendments will be made by the City Council and will, where accepted by the City Council, be adopted by resolution and be forwarded on to the appropriate state jurisdiction for additional review or approval. The requisite fee for proposed amendments to the Wastewater Comprehensive Plan must accompany the proposed application. Additionally, all costs incurred by the City will be reimbursed by the applicant proposing the amendment. These costs may include, but are not limited to, consultant fees, legal fees, and review fees required by other jurisdictions.

All proposed amendment applications must include a completed Sewer Hydraulics Report in City format.

This language was intended to direct the Public Works Department to assess and determine if each amendment would adversely affect the wastewater treatment system capacity due to the treatment capacity issues encountered in 2008. Those amendments as determined by the Public Works Department that did adversely affect the treatment system capacity would be processed by the Community Development Department in accordance with GHMC 19.09. Otherwise, those amendments that did not adversely affect the treatment system capacity would be processed by the Public Works Department as technical amendments and presented to city council for consideration. As such, all amendments to the WWCP have followed this process since 2009.

However, without a definition of the word "adverse" and without the lens of the treatment system capacity issues from 2008 noted in Section 1.4.2, the new leadership in the Community Development Department held a different understanding of Section 1.4.2. The new understanding was that any proposed amendment that had any effect to the entire wastewater system that is contrary to the established method would be processed by Community Development Department in accordance with GHMC 19.09.

Proposal

As part of the 2024 City Comprehensive Plan update the Public Works Department proposes a Comprehensive Plan Amendment to clarify Section 1.4.2 of the WWCP that (1) clarifies the City Comprehensive Plan amendment process in GHMC 19.09 will only be used for those WWCP amendments that adversely affect the wastewater treatment system capacity; and (2) defines the threshold at which a proposed amendment would provide adverse effects to the wastewater treatment system capacity; and (3) establishes which position at the city determines if the proposed amendment would provide adverse effects. This proposed language is outlined below using legislative changes.

1.4.2. Amendments to the Wastewater Comprehensive Plan

Amendments to policies or growth projection contained within this plan or amendments which adversely affect wastewater treatment system capacity as outlined in Section 1.4.2.1 and as determined by the Public Works Director shall be processed through the City's Comprehensive Plan amendment procedures (Chapter 19.09 GHMC). All other amendments, to be known as technical amendments, must be made through application to the City of Gig Harbor Public Works Department. Decisions on technical amendments will be made by the city council and will, where accepted by the city council, be adopted by resolution and, if required, be forwarded on to the appropriate state jurisdiction for additional review or approval. The requisite fee for proposed amendments to the Wastewater Comprehensive Plan must accompany the proposed application. Additionally, all costs incurred by the city will be reimbursed by the applicant proposing the amendment. These costs may include, but are not limited to, consultant fees, legal fees, and review fees required by other jurisdictions. All proposed amendment applications must include a completed Sewer Hydraulics Report in city format.

1.4.2.1. Any proposed amendment that meets any one of the following scenarios shall be determined to adversely affect the city's wastewater treatment system capacity, except as provided in Section 1.4.2.2:

- Adjust the zoning to allow for an increase in housing and/or employment density; or
- Increase sewer flows by 50 ERUs or more.

1.4.2.2 Mitigation for any proposed technical amendment that affects the wastewater treatment system capacity but does not adversely affect the wastewater treatment system capacity per Section 1.4.2.1 shall be processed through the city's sewer concurrency process (GHMC 19.10).



OFFICE USE ONLY

SUBMITTED: 06.09.2023CASE NO.: PL-COMP-23-0002**MASTER PLANNING PERMIT APPLICATION**

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding checklist and fee.

☐ Major Site Plan Review ☐ Minor Site Plan Review ☐ Administrative Design Review ☐ Alternative Design Review ☐ Alternative Landscape Plan ☐ Binding Site Plan ☐ Variance ☐ Conditional Use Permit ☐ SEPA ☐ Tree Removal ☐ Change in Use	☐ Preliminary Short Plat ☐ Final Short Plat ☐ Preliminary Plat ☐ Preliminary Plat Revision ☐ Final Plat ☐ Plat Alterations/Vacation ☐ Preliminary PRD/PUD ☐ Final PRD/PUD ☐ Final PRD/PUD Amendment ☐ Boundary Line Adjustment ☐ Short Term Rental	☐ Shoreline Substantial Development Permit ☐ Shoreline Variance ☐ Shoreline Conditional Use Permit ☐ Shoreline Exemption ☐ Shoreline Revision ☐ Flood Hazard ☐ Critical Area Variance ☐ Reasonable Use Exception ☐ Critical Area Review ☐ Master Sign Plan	☐ Land Clearing ☐ Nonconforming Review ☐ Perf. Based Height Exception ☐ Temporary Trailer / Use ☐ Administrative Interpretation ☐ Rezone ☐ Height Restriction Area Amendment ☒ Comp. Plan Amendment ☐ Zoning Text Amendment ☐ Zoning Verification Letter
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Project Name:	MP 12 INC.
Project Address:	5923 38TH AVENUE
Tax Assessor Parcel Number(s): Attach full legal description	02-21-17-2003

APPLICANT/AGENT ☒ Primary Contact for Application			
Name:	CARL HALSAN	Phone:	(253) 307-1922
Street:	PO BOX 1447	Fax:	N/A
City/State/Zip:	GIG HARBOR, WA 98335	Email:	carlhalsan@gmail.com

PROPERTY OWNER(S) ☒ Applicant ☐ Primary Contract for Application			
Name:	MP 12 INC.	Phone:	(253) 405-8348
Street:	3220 ROSEDALE ST., SUITE 101	Fax:	N/A
City/State/Zip	GIG HARBOR, WA 98335	Email:	mike@mikepaulinc.com

Property Owner(s)

I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

Signature by Property Owner: Date: 4/5/2023

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

APPLICANT REQUESTS APPROVAL OF A TECHNICAL AMENDMENT TO THE WASTEWATER PLAN THAT WOULD ALLOW DEVELOPMENT OF THE SITE UTILIZING THE CITY SEWER SYSTEM, BUT DISCHARGE SEWERAGE TO AN ACTIVE CONVEYANCE IN BASIN #8 BY WAY OF INDIVIDUAL GRINDER PUMPS FROM EACH OF THE SINGLE FAMILY HOMES THAT WILL BE DEVELOPED IN THE FUTURE. THE PROPOSAL WOULD ALLOW CONVEYANCE THROUGH A LOW PRESSURE SEWER (LPS) SYSTEM CONNECTED TO AN EXISTING LPS FORCE MAIN LOCATED NEAR THE INTERSECTION OF 34TH AVENUE AND 57TH STREET COURT, BOTH PRIVATE ROADS WITHIN THE CITY. THIS FORCE MAIN IS CURRENTLY PROVIDING SERVICE TO THE PLAT OF FOX RUN UNTIL THE PROPOSED LIFT STATION #10A IS CONSTRUCTED.

UTILITIES**Water Supply (name of utility provider):**

STROHS

Sewage Disposal (name of utility provider):

CITY OF GIG HARBOR

Access (Name of road or street from which access is or will be gained):

38TH AVENUE

CRITICAL AREA INFORMATION**Wetlands on site** ☐ Yes ☒ No**Slopes exceeding 15%** ☐ Yes ☒ No**Streams** ☐ Yes ☒ No

Existing Land Use: Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.

THE SITE IS VACANT. SURROUNDING SITES ARE ALL DEVELOPED WITH SINGLE FAMILY HOMES WITH THE EXCEPTION OF THE VACANT LOTS TO THE EAST

Fee Deposits:

"I acknowledge that I have applied for a permit which requires a deposit for future services to be rendered, as required by section F of the City's adopted Fee Schedule. I understand that, as the applicant, I (we) shall bear all of the costs of these services and will be billed the actual costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." MB (Initials)

Consolidated Permit Processing:

"As the applicant, I (we) elect to have all planning permits submitted concurrently and associated with our project processed collectively under the highest numbered permit procedure per GHMC 19.01.002(B)." MB (Initials)

RECEIVED

By MThomas City of Gig Harbor at 3:12 pm, Jun 09, 2023

HALSAN EF & P, LLC
REAL ESTATE DEVELOPMENT & CONSULTING SERVICES

June 2, 2023

City of Gig Harbor
Community Development and Public Works
3510 Grandview Street
Gig Harbor, WA 98335

**RE: COMPREHENSIVE PLAN TEXT AMENDMENT
SEWER BASIN #10**

Dear City of Gig Harbor:

My clients are contemplating a 17-lot plat of a 4.92-acre parcel located at 5923-38th Avenue NW (parcel Number 02-21-17-2003). The subject property is located in Sewer Basin #10 which does not possess a lift station to serve the property. This property is adjacent to Sewer Basin #8. We are formally requesting a technical amendment to the sanitary sewer comprehensive plan to allow sewerage from the site, when developed, to discharge to an active conveyance in Basin # 8 by way of an individual grinder pump for each Single Family Residence within the future development and a conveyance through a Low Pressure Sewer (LPS) system connected to an existing LPS force main located near the intersection of 34th Ave NW and 57th St. Ct. NW, both private roads within the City of Gig Harbor. This force main is currently providing service to the Plat of Fox Run for service until the proposed City Lift Station #10A is constructed.

Per previous conversations and correspondence with the City, it is required that we demonstrate the need to modify the Sanitary Sewer Comprehensive Plan. This letter demonstrates that the Comprehensive plan in fact needs modification to facilitate the development of sewers in the region and for the eventual construction of a lift station. It is also our intent to prove that there are alternatives that were not previously reviewed when analyzing the options for the Sewer Basin #10, which we will demonstrate below.

The Gig Harbor Sewer Basin #10 is located generally north of the intersection of 38th St. NW. and 56th St. NW with a small basin located south of 56th. A general map of the area is included as Exhibit "A" for reference. The basin consists of approximately the following statistics:

PO BOX 1447**GIG HARBOR**WA**98335
CARLHALSAN@GMAIL.COM
(253) 307-1922

Basin 10 Statistics	Est. ERU
Developed Single Family Residences:	192 ERU
Approx. Undeveloped Parcel Residential Density Potential:	3.8 units per acre (avg)
Undeveloped Single Family Potential Units	42 ERU
Developed Commercial ERU:	20 ERU
Appx Undeveloped Commercial Building Potential:	0
Developed Multifamily Residences:	104 units 78 ERU
Appx Undeveloped Multifamily Residences:	0
TOTAL BASIN #10 DEVELOPED ERU'S	332 ERU

It is easy to see that this sewer basin is mostly developed to its highest and best use based on current zoning, with a minor amount of the available commercial and residential land yet to be developed. The current plan for development in the basin is very limited to mostly the site my client property, several parcels in close proximity to the intersection of 38th/56th and some land that is currently owned by the Peninsula Baptist Church located in the northern part of the basin. Based on current zoning limitations, no potential project in the basin could afford to construct lift station facilities as required by the current Gig Harbor Comprehensive plan. Likely, the lift station facilities project will need to be taken on and funded by the City in order to facilitate any future development.

Our proposal would be to design a Low-Pressure Sewer (LPS) force main system for my client's site that would connect to or upsize the existing force main constructed by the Plat of Fox Run. The LPS main could be sized in a manner to facilitate future connections for the developed properties in proximity to my client's site, including 60th St. NW and 59th St Ct NW on the east side of 38th within the current City limits. The technology for the LPS systems on a basin-wide basis has been accepted by many developed communities in the Puget Sound area where it is physically or economically infeasible to serve the sites within any given sewer drainage basin. The engineering firm we work with, Contour, has designed systems utilizing E-One Grinder LPS systems which are actively approved by the City where Grinder pumps exist. Another advantage to an LPS system would be that the sewers would be above the water avoiding possible ground water contamination should there be damage to the sewer main.

There is a possibility that more of Basin # 10 outside of City Limits west of 38th St NW north of 56th could be served with a similar LPS system depending on the downstream capacity of the 8" main that is serving as the connection point in Basin #8 that Fox Run utilized. At this point, we have not analyzed the downstream capacity, but it must be noted that these grinder pump systems function differently to peak flows as they all provide storage before pumping. All of Basin #10 is tributary to the downstream lift stations in Basin # 8 to our knowledge. Much of the costs that was outlined earlier for this system.

HALSAN EF & P, LLC
REAL ESTATE DEVELOPMENT & CONSULTING SERVICES

If the City ever obtained funds to improve 38th Ave E. with the public sewer gravity main and installation of Lift Station 10A as planned, the force main could be easily connected to a gravity manhole in 38th and the connection to its existing discharge point in Basin 8 could be disconnected if the City constructed the manhole. The flow is easily reversed in the LPS system, so there would be little cost and disruption to property owners. We could present a preliminary plan showing the alternatives available, if requested by the City.

The infrastructure that was planned for Basin #10 is just too costly for any one development that remains undeveloped to construct. In summary, we are requesting the following technical amendment to the Sewer Comprehensive Plan for Basin #10:

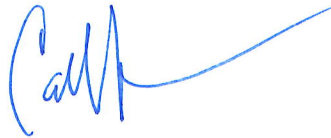
1. The proposed development of my client's property, which would be capped at a maximum of 17 single family residences, the right to construct a Low-Pressure Sewer system internal to the development.
2. To extend gravity sewer to the north, from the private road intersection of 34th Ave NW and 57th St Ct. NW to the north as far as possible on Parcels 02-21-17-2017 and 02-21-17-2025 within public easements. My client will work with adjacent property owners to obtain the easements once the process of the Sanitary Sewer Comp Plan Amendment has been approved.
3. The gravity main extension noted above will include a direct connection of Fox Run to the gravity main to reduce the amount of force main and to allow connection of the gravity main.
4. The force main extended for my client's site will be upsized accordingly to accommodate the Plats of Brittany Place Division 2 and Woodlane if the City ever allowed them to connect to the force main.
5. A no protest deed restriction can be placed on any future development to connect to a gravity sewer main in 38th if ever constructed or alternatively a deed restriction or no protest ULID statement, can be placed to dedicate the force main to the public to allow for a public force main extension through to 38th Ave E to serve more properties in the same LPS manner.
6. The proposed LPS system would provide General Facilities charges of \$9,640 per Equivalent Residential Unit (ERU) to the City for every connection. From my client's site, that would provide \$163,880 from the expected 17 units. The commercial properties that the LPS would obtain easements through would add additional General Facilities Charges in the range of \$250k-\$500 K at minimum. This cannot be determined without gross square footage of the building and the uses. The benefit to the City would be to generate additional funding for the future Basin 10 pump station.

Overall, the following benefits have been identified for the City:

1. The LPS system as proposed could allow for future connection to the 38th Sewer main extension and Basin #10 Lift Station.
2. The LPS sewer system with grinder pumps are used and accepted by the City for similar projects.
3. The Comprehensive Sewer Plan Change would allow flexibility for the City to change the basin analysis requirements for the basin in future.
4. The allowance for the gravity and LPS system would allow more connections to the existing City Sewer system providing more connection charges to the system to allow for development of the lift station of other required sewer facilities in the basin.
5. The Installation of the gravity system would allow development of the commercial parcels in Basin 8 that it crosses allowing for more connection fees for the City.

Thank you in advance for your help.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carl E. Halsan', with a long, sweeping horizontal line extending to the right.

Carl E. Halsan
Member

SEWER BASIN 10 TEXT AMENDMENT

Written Statement Explaining:

- A. The purpose of the proposed amendment: **The purpose of the proposed amendment is to allow property within the Basin to have sewer service in a different manner that outlined in the Wastewater Comprehensive Plan.**
- B. How the amendment is consistent with the Washington State Growth Management Act. **The amendment is consistent with the GMA in that there are no impacts on proposed land uses or density. Changing how any particular property is served by sewer isn't covered in the GMA.**
- C. How the amendment is consistent with the adopted countywide planning policies. **The Countywide planning policies are silent with respect to how any given sewer basin is served, only that all urban property should be served by sewers.**
- D. How the amendment furthers the purpose of the city's comprehensive plan. **Approval of the amendment will finally allow property that is planned, and in fact expected, to be developed consistent with the land use, housing, and economic development elements.**
- E. How the amendment is internally consistent with the city's comprehensive plan, as well as other adopted city plans and codes. **As state above, approval of the amendment will finally allow for economically feasible development of property within Basin 10 in a manner consistent with all other elements of the Comprehensive Plan.**

SEWER BASIN 10 TEXT AMENDMENT**19.09.080(B) Consistency**

In addition to the general application requirements, the following additional information shall accompany a text amendment application:

1. The proposed element, chapter, section, and page number of the comprehensive plan to be amended.
2. Proposed text changes, with new text shown in an underline format, and deleted text shown in strikeout format or other format approved by the planning director.

In discussion with City Public Works staff over the past year, the 2018 Wastewater Comprehensive Plan does not have any specific text that needs to be amended. We assume that Public Works staff will address the amendment, if approved, much like was done in July of 2015 when the City adopted Resolution No. 999 allowing another project within Basin 10 to discharge sewerage in a manner inconsistent with the Wastewater Comprehensive Plan. In that case, the adopted resolution states that a revised note will be added to Appendix B.

SEWER BASIN 10 TEXT AMENDMENT**GHMC 19.09.130 Consistency**

A. Whether circumstances related to the proposed amendment and/or the area in which it is located have substantially changed since the adoption of the comprehensive plan. **Since adoption of the Plan, other property within the Basin has been developed. Most notably is the Fox Run project, a 23-lot single family subdivision. It may have been a little more financially realistic for other owners of other vacant sites to partner with the developer of Fox Run to fund the massive off site sewer costs needed to develop consistent with the Wastewater Plan when the Plan was originally adopted. When the City decided to allow Fox Run to be developed in a manner inconsistent with the adopted Wastewater Plan in 2015 (Resolution No. 999) in much the way we are proposing now, the largest potential partner to help fund off site sewer costs was removed from the equation.**

B. Whether the assumptions upon which the comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments. **It's possible, as stated above, that the City originally assumed several developers would partner together to fund extremely high off-site sewer costs. Alternatively, the City may have also assumed that such high off-site sewer costs would be funded by the public. Either way, those possible two assumptions are no longer valid.**

C. For amendments that have been considered within the last three years, whether there has been a change in circumstances that makes reconsideration of the proposed amendment now appropriate. **Not applicable**

SEWER BASIN 10 TEXT AMENDMENT**19.09.170 Consistency**

A. The proposed amendment will further and be consistent with the goals, policies and objectives of the comprehensive plan. **The proposed amendment will further the Comprehensive Plan by fostering the ability for a large vacant site within the City to be developed as contemplated. Without the amendment, the site will simply sit vacant as it has for the past 28 years since the plan was originally adopted. Approval of this minor technical amendment will create the economic environment needed for the site to finally be adopted, which will further the land use, housing, and economic development elements of the adopted Plan.**

B. The proposed amendment is consistent with the Growth Management Act, Puget Sound Regional Council multicounty planning policies, the countywide planning policies and other applicable interjurisdictional policies and agreements, and/or other state or local laws. **All of these broader policy documents are silent with respect to precisely how any given urban site is provided with sewer service.**

C. The proposed amendment will not adversely impact the city's ability to provide sewer and water, and will not adversely affect transportation facilities and other public facilities and services such as parks, police, fire, emergency medical services and governmental services. **Approval of the proposed amendment will in no way impact the City's ability to provide sewer or water service to any other site within the City. Moreover it should be noted that the City doesn't provide sewer or water service to any given project site. They do provide the ability for sites to be served with sewer or water, but the City leaves it up to private parties to actually bring these utilities to any given project site. With respect to transportation and all other public facilities and services, approval of this amendment will have no effect.**

D. The proposed amendment advances the public interest. **Again, the public interest will be served in that a vacant site planned for single family homes will finally be developed as is contemplated and expected by the City's adopted plans.**

RECEIVED

By MThomas City of Gig Harbor at 3:11 pm, Jun 09, 2023

