

GIG HARBOR CITY COUNCIL MEETING OF MAY 13, 2002

PRESENT: Councilmembers Ekberg, Young, Franich, Owel, Dick, Picinich, Ruffo and Mayor Wilbert.

CALL TO ORDER: 7:05 p.m.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.

1. Approval of the Minutes of City Council Meeting of May 13, 2002.
2. Consultant Services Contract – 56th Street/Point Fosdick Improvement Project – Survey Work.
3. Consultant Services Contract Amendment No. 2 – Sewer Outfall Extension Design.
4. Approval of Payment of Bills for May 28, 2002.
Checks #36168 through #36281 in the amount of \$687,334.31

MOTION: Move to approve the Consent Agenda as presented.
Picinich/Ruffo - unanimously approved.

OLD BUSINESS:

1. Second Reading of Ordinance - Allowing Septic Tanks in City Limits. John Vodopich, Community Development Director, explained that this ordinance would allow the installation and maintenance of septic systems and drain fields within the city limits in very limited circumstances. He gave an overview of a few instances where this might apply and recommended approval.

MOTION: Move to adopt Ordinance 911 as presented.
Young/Picinich – unanimously approved.

2. Second Reading of Ordinance - Amendment to Ordinance No. 897, City of Gig Harbor Shop Annexation. John Vodopich presented this ordinance correcting the legal description for the recently annexed shop property and recommended adoption.

MOTION: Move to adopt Ordinance 912 as presented.
Picinich/Ruffo – unanimously approved.

3. Second Reading of Ordinance - Removal of Pre-annexation Provision. Mark Hoppen, City Administrator, explained that this ordinance adjusts Chapter 13.34 of the Gig Harbor Municipal Code to conform to recent Supreme Court decision regarding the outside utility extension process and how it relates to the pre-annexation provision.

MOTION: Move to adopt Ordinance 913 as presented.
Ruffo/Ekberg – unanimously approved.

4. Resolution – Authorizing a Recreation Program Interlocal. Mark Hoppen explained that this interlocal agreement with Peninsula School District and Pierce County would authorize Pierce County Parks and Recreation to hire an employee to coordinate programming activities on the Peninsula. He gave an overview of what duties the employee would perform and the benefits of the program.

MOTION: Move to adopt Resolution 589, authorizing the Mayor to sign the attached Interlocal Agreement as presented.
Owel/Picinich – unanimously approved.

NEW BUSINESS:

1. Planning Commission Recommendation – Building Size Limitations. John Vodopich explained that Council had directed the Planning Commission to evaluate all zones in the code containing building size limitations for possible amendments. He described the process taken by the Commission to solicit public input, ending with a recommendation to Council in August of 2001. He described the main points to their recommendation, which would leave the maximum gross floor area limitations in the zones where they currently exist, and to enact gross floor area limitations in those zones where they currently don't exist. The final recommendation would be to develop a "sensitive area overlay" which would extend along Harborview / North Harborview Drive, and would limit commercial structures to 3,500 square feet, excluding buildings located in the Downtown Business zone between Soundview Drive and Pioneer. John asked for Council direction on how to proceed with the recommendations, and answered questions. After discussion, Council asked to schedule a worksession with staff and the Planning Commission members to gain more information and clarification before drafting an ordinance.

MOTION: Move to schedule a study session with the Planning Commission and staff for Monday, June 17th, at 6:00 p.m.
Ekberg/Ruffo – unanimously approved.

2. Maritime Pier Committee Recommendation. Mark Hoppen explained that earlier this year, an Ad Hoc Committee had formed to advocate for a maritime dock. He said that the committee has made a recommendation for the city to take the necessary steps to acquire property in the Millville area co-owned by John Ancich to construct such a dock. Councilmember Picinich voiced his support to move forward with an effort to construct a maritime pier, but voiced concern about the location of the property and the impact on the surrounding residential neighbors. Councilmember Franich said that he had spoken to the surrounding property owners, who are in favor of a dock, but not at the expense of eroding property values. He added that they did not support the proposal of a water taxi or charter boats at this location. He said that the project should preserve open space and show support of the commercial fishermen.

Councilmember Owel stressed that the proposed pier was intended for short-term use and loading and unloading of vessels. She added that one requirement of grant funding is

recreational use, and if these funds were to be pursued it would dictate recreational use. She added that this might explain why this use was included in the recommendation from the Pier Committee. Councilmember Franich explained that he had no problem with loading and unloading of recreational vessels, but disagreed with using the dock for commercial purposes. Councilmember Ruffo asked to hear from members of the committee.

Guy Hoppen – 8402 Goodman Drive. Mr. Hoppen explained that he is Co-chair of the Maritime Pier Committee. He said that the recommendation was general to any site that was chosen, and stressed that no one on the committee would want to compromise the residential character of that particular site. He said that when the recommendation for a water taxi was included, the committee was considering a location more central to the downtown core area. He said that he would not like to see too many rules or limitations placed upon the facility, and by virtue of the loading and unloading, short-term moorage character of the dock, it will self-regulate.

Councilmember Owel shared her understanding of a maritime pier to be a working-living history where people could come to watch fishing boats loading and unloading. She said that the inclusion of the other uses might help to gain the greatest support. Councilmember Dick asked if any financing options had been discussed, to which Guy replied that the committee had worked only on the concept at this point.

Mark Hoppen explained that as long as the dock was a “first come, first serve” facility that doesn’t exclude recreational vessels, it may be possible to segregate the property to use making it eligible in part for IAC grant funding. Councilmember Picinich stressed that he is not in favor of a water taxi providing transportation from the Gig Harbor area to Point Defiance or other ports.

Mark Hoppen outlined the process to proceed. After discussion on what steps to take to amend the Capital Facilities plan, the budget, the availability of other property, and SEPA requirements, the following motion was made.

MOTION: Move to direct staff to obtain an appraisal and environmental assessment on the Ancich property as soon as possible.
Picinich/Ruffo – unanimously approved.

Dick Allen – 3603 Ross Avenue. Mr. Allen voiced his appreciation for the effort to establish a maritime pier, and the concern for the neighborhood. He added that he would like to find out what was being proposed. He said that this is a unique property with huge tidelands good for a marina, but not typical for a loading and unloading facility. He said that you should fit the project to the property.

Lita Dawn Stanton – 111 Raft Island. Ms. Stanton asked for direction from Council on whether they wished the Maritime Pier Committee to query the neighbors. Councilmember Franich recommended that a meeting be scheduled with the neighbors and the committee. He and Councilmember Picinich offered to participate.

STAFF REPORTS:

1. GHPD – April Stats. No verbal report given.

PUBLIC COMMENT: None.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Ruffo shared an article from the June issue of *SEA Magazine*, featuring Gig Harbor.

Councilmember Young said that all the AWC Conference hotel rooms had been booked, but if anyone needed accommodation, to contact the AWC office and they would help find rooms.

Carol Morris, Legal Counsel, explained that attorney for Abu Rish & Associates, Bill Lynn, had sent amendments to the settlement agreement approved at the last council meeting. She explained the changes and read the proposed amendments and asked for a motion to accept these changes.

MOTION: Move to approve the two sentences as an amendment to the settle agreement between the City of Gig Harbor, Abu Rish and Associates and Pierce County.
Ruffo/Owel – unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

Joint workstudy session with the Planning Commission on Monday, June 17, 2002, at 6:00 p.m.

EXECUTIVE SESSION: For the purpose of discussing property acquisition per RCW 42.30.110(b).

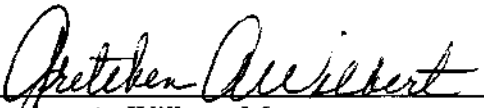
MOTION: Move to adjourn to Executive Session at 8:30 p.m. for approximately 5 minutes to discuss property acquisition.
Picinich/Ruffo – unanimously approved.


MOTION: Move to return to Regular Session at 8:35 p.m.
Picinich/Owel – unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 8:36 p.m.
Ruffo/Picinich - unanimously approved.

Cassette recorder utilized.
Tape 653 – Side B 325 – end.
Tape 654 – Both Sides.
Tape 655 – Side A 000 – 057.


Gretchen A. Wilbert, Mayor


Melly M. Dowler
City Clerk