

GIG HARBOR CITY COUNCIL MEETING OF JUNE 24, 2002

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

CALL TO ORDER: 7:02 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 June 10, 2002.
2. Correspondence:
 - a) Letter from John Ladenburg and Rev. David Alger.
 - b) Letter from DOE re: Compliance Record of Wastewater Treatment Plant.
3. Amendment to Consultant Services Contract for Design Manual Illustration – Dawn Stanton.
4. Appointment to Lodging Tax Advisory Committee.
5. Water & Sewer Rate Studies – Consultant Services Contract, Gray & Osborne.
6. Point Fosdick Median Strip Design – Consultant Services Contract, Skillings Conley.
7. Grandview Street Improvement Project – Change Order #1.
8. Grandview Street Improvement Project – Consultant Services Contract Amendment, DEA, Inc.
9. Approval of Payment of Bills for June 24, 2002.
Checks #36395 through #36503 in the amount of \$732,141.23. Check #36401 Voided.

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

OLD BUSINESS:

1. Second Reading of Ordinance – 2002 Budget Amendment. John Vodopich explained that this ordinance was for a proposed mid-year budget adjustment that would reinstate the position of Building Official/Fire Marshal, add an additional Associate Planner and an Administrative Assistant.

MOTION: Move to adopt Ordinance No. 914 as presented.
Young/Picinich – unanimously approved.

NEW BUSINESS:

1. First Reading of Ordinance – Amending Section 16.11 Allowing Condominiums Through the Binding Site Plan Process. John Vodopich, Community Development Director, explained that requests for condominium division of real property brought this ordinance forward for consideration. The ordinance was drafted by Carol Morris, City Attorney, to amend Chapter 16.11 of the Municipal Code to allow the use of condominium procedures presently allowed in

the state subdivision statute. John explained that the Planning Commission held a public hearing on May 16th and recommended approval. An amendment was recommended to remove all reference to "industrial." John described a letter from Jeanne Gagliano, asking that the scope of the permissible areas be expanded to include R-1 Residential.

Councilmember Dick voiced his support of this ordinance. He stressed that requirements for condominiums must not be more restrictive than are in place for regular development, but to make sure that all regulations currently in place are required for condominiums.

Councilmember Young agreed that the permissible areas should be expanded to include R-1 Residential, which help to achieve higher density. When asked why R-1 had not been included, Carol Morris explained that the R-1 zoning did not allow multi-family structures, and the addition of the condominium allowance would be in conflict with the current code. She added that private roads were another issue that would need to be addressed. Carol then recommended amendments to language in section 16.11.01 to allow condominiums in residentially zoned property.

There was discussion on what constitutes a condominium and how it differs from a PUD. Carol explained that the Subdivision Act, which is state law, exempts condominiums so that they don't have to follow the regular subdivision process, if you have a binding site plan and if you follow the condominium statutes. She offered to include the definition of condominiums to the ordinance for further clarification.

Dale Harrison – 10016 Bayview Road – KPN, Vaughn, Washington. Mr. Harrison, owner of Harrison Homes, requested that condominiums be allowed in the R-1 zones. He asked if there was any reason that it was excluded from R-1.

Councilmembers asked a member of the Planning Commission, Dick Allen, if he would come forward and address this question.

Dick Allen – 3602 Ross Avenue. Mr. Allen explained that the draft ordinance came to the Planning Commission did not include R-1, and they did not think to consider it.

John Vodopich explained that since amendments were being made to the ordinance, it would come back as a first reading and public hearing. He gave an overview of the amendments to be made.

2. Well 2 Pump Control Panel – Purchase Authorization. John Vodopich presented this authorization to replace the electrical control panel at Well No. 2 to increase efficiency, reliability and the life of the pump and motor. He explained that there are sufficient funds in the budget to cover the purchase.

MOTION: Move to authorize the purchase from Systems Interface, Inc.
Dick/Franich – unanimously approved.

STAFF REPORTS: None.

PUBLIC COMMENT:

John Oldham – 2117 Sullivan Drive NW. Mr. Oldham voiced his concern for the traffic congestion at Exit #12 located at the interchange of SR-16 and Wollochet Drive. He talked about the back up of vehicles and school buses, people driving on the shoulder of the road, and the road rage that occurs due to the problems at this location. He said that the Fire Department also agrees that this is a major problem. John said that he spoke to a representative from WSDOT, Steve Barnard. Mr. Barnard was unaware of any statistics on problems at that area, possibly due to a loss of computer data. John asked if any influence from the City could be given to remedy the congestion.

Councilmember Ekberg said that this problem was not unknown, suggesting that the problem could be temporarily alleviated by a 3-way stop. Councilmember Picinich asked that staff do what they could do to look into solutions.

Mark Hoppen explained that DOT has this interchange as a priority on their plan, but are waiting for funding. He added that this may appear on the ballot this fall, adding that he would discuss the problem with the City Engineer.

Mr. Oldham asked to speak on another issue. He explained that he is a member of the Maritime Gig Committee, and praised the teens who put together a kick-off dance that brought all three high schools together. He said that he was lucky to be an advisor to the group that put on the dance, in which 820 students participated. He said that the students filled the back of a truck with food for the FISH Food Bank. He asked Council to bring more activities to the area for the kids.

Councilmember Picinich said that the Maritime Gig would be funding the dance next year and praised the student's food donations.

COUNCIL COMMENTS / MAYOR'S REPORT:

Councilmember Franich thanked the Public Works Department for adding the striping on the Round a Bout.

Councilmember Young echoed this comment, and then asked Councilmembers to contact their legislators to do something about the annexation problem that had recently been discussed at the AWC Conference.

Consideration to Establish as Sister City Program.

Mayor Wilbert gave a brief overview of the information in the packet regarding the formation of a Sister City program with Takuma, Japan. Councilmembers Frank Ruffo and John Picinich both volunteered to represent the city on a formation committee.

Mayor Wilbert then discussed the sinking boat in the harbor that had been moved to the city dock. She said that the boat had capsized and has begun to smell. She said that now that the boat

is in the city's jurisdiction, action could be taken, adding that this has become a tremendous problem all over Puget Sound.

Councilmember Owel asked to reconsider the date of the Council Retreat to move it to the first week in August. Councilmembers discussed their availability and decided upon August 6th.

ANNOUNCEMENT OF OTHER MEETINGS:


1. Council Retreat – changed to Tuesday, August 6, 2002, 12:00 to 5:00 p.m. at Murphy's Landing.
2. The Cities and Towns Forum in University Place scheduled for September 11th has been cancelled.

ADJOURN:

MOTION: Move to adjourn at 8:05 p.m.
Young/Ekberg - unanimously approved.

Cassette recorder utilized:
Tape 656 Side B 000 – end.
Tape 657 Side A 000 – 300.


Gretchen A. Wilbert, Mayor


City Clerk