

GIG HARBOR CITY COUNCIL MEETING OF APRIL 9, 2001

PRESENT: Councilmembers Young, Pasin, Owel, Dick, Picinich, Ruffo and Mayor Wilbert. Councilmember Ekberg came later in the meeting.

CALL TO ORDER: 7:08 p.m.

SPECIAL PRESENTATION: County Executive, John Ladenberg - Economic Development.

Mayor Wilbert introduced Mr. Ladenberg, who gave a brief overview of current events in Tacoma and Pierce County. He presented Councilmembers with a copy of the book *Tacoma & Pierce County, Window To Northwest Grandeur*, and explained the program to benefit the Worland Reading Program.

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 Meetings of March 26, 2001.
2. Correspondence / Proclamations:
 - a) Letter of Support - Roxana Johnson. b) Proclamation - Altrusa Awareness Day.
3. Pump Station 3A - Construction Engineering Services Consultant Services Contract.
4. Pump Station 3A - Electrical Engineering Services Consultant Services Contract.
5. Pump Station 3A - Utility Staking Consultant Services Contract.
6. Pump Station 3A - Testing and Inspection Services Consultant Services Contract.
7. Playground Equipment Purchase Authorization.
8. Wells 5 & 6 - Consultant Services Contract Amendment - Gray & Osborne.
9. East-West Roadway Project - CSP-9801 - Change Order No. 2.
10. City Shop Storage Building - Purchase Authorization.
11. Addendum to Expert Witness Contract - SCA Engineering.
12. Addendum to Expert Witness Contract - Kline Hamilton Realty Advisors.
13. Liquor License Change of Location - The Keeping Room Candles & Wine Etc.
14. Liquor License Assumption - Shorline Steak & Seafood Grill to Anthony's at Gig Harbor.
15. Approval of Payment of Bills for April 9, 2001.

Checks #32447 through #32581 in the amount of \$184,649.59.
16. Approval of Payroll for the month of March:

Checks #656 through #703 in the amount of \$172,024.32.

Mayor Wilbert introduced Pat Jones and Selena Pasin, members of Altrusa of Gig Harbor, and presented them with the Proclamation for Altrusa Awareness Day. Ms. Jones gave a brief history of Altrusa and the community service projects in which they participate.

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

OLD BUSINESS:

1. Second Reading of Ordinance - Binding Site Plans. John Vodopich, Planning Director, presented this ordinance establishing a new chapter 16.11, providing an administrative procedure for the division of commercially and industrially zoned property.

Councilmember Pasin voiced concerns on whether this ordinance could be applied easily and fairly. Carol Morris, Legal Counsel, addressed his concerns and explained the process outlined in the new ordinance.

MOTION: Move to adopt Ordinance No. 881.
Picinich/Owel - unanimously approved.

2. Solid Waste Interlocal Agreement. Mark Hoppen, City Administrator, presented this resolution and Interlocal Agreement with Pierce County to continue solid waste management services.

MOTION: Move to authorize the Mayor to sign the Interlocal Agreement with Pierce County for solid waste.
Ruffo/Picinich - six voted in favor. Councilmember Dick abstained.

MOTION: Move to adopt Resolution No. 566 to accompany the interlocal agreement.
Picinich/Ruffo - six voted in favor. Councilmember Dick abstained.

NEW BUSINESS:

1. Discussion - Westside Business District. John Vodopich explained that a letter from Councilmember Pasin had been submitted with a proposal to discuss the issue of an area-wide rezone to the Westside Business District. He explained that the process would involve map and code amendments, which would first go to the Planning Commission for the public process, then back to the Council for the final decision. He explained that the Planning Commission was currently updating the Comprehensive Plan, and asked for consideration of this in any recommendation to forward this rezone to the committee.

Carol Morris explained that because this was a legislative action, Councilmember Pasin could participate in the discussion, and other Councilmembers could talk to constituents regarding this issue, as it was not subject to the Appearance of Fairness doctrine.

Marian Berejikian - PO Box 507. Ms. Berejikian voiced her concern that this issue was not subject to the Appearance of Fairness doctrine, as Councilmember Pasin was a property owner in the area proposed for rezone. Ms. Morris explained further the reason for the exclusion.

Dave Folsom - 3160 Ann Marie Court. Mr. Folsom said that the area is already highly congested, and if larger buildings were allowed, this would generate even more traffic. He asked that the process be open to public hearings.

Dave Morris - PO Box 401. Mr. Morris said that historically, the Chamber of Commerce has been concerned with the building size limitations. He added that to remain financially viable, anchor stores are necessary. He said that speaking as an individual, he was in favor of the rezone process, as there are several stores located on the Westside, that already exceed the 35,000 square foot limitation, and if they were destroyed, it would be logical for them to be able to rebuild at their current size.

Trent Jonas - 6708 Rainier - Mr. Jonas explained that as a commercial loan officer, he is in support of the rezone. He added that project financing to develop a new shopping area, or improvements to an existing facility, relies upon a strong anchor tenant to act as a draw. He requested that the city revisit the size limitation.

Walt Smith - 11302 Burnham Drive. Mr. Smith said that he was in support of the changes to the B-2 zoning. He explained that all they were asking for was parity and the opportunity to have a notable anchor tenant. He urged Council to place this request on the Planning Commission's agenda in a timely manner.

David Orem - 4709 Pt. Fosdick. Mr. Orem explained that he is a partner in the Gig Harbor Motor Inn and adjoining property. He commended Council for allowing discussion on the Westside C-1 and B-2 classifications and said that he hoped that this would be referred to the Planning Commission for review. He asked what rationale was used to impose the current square footage limitations, adding that they seemed to be a "poison pill" to protect the city from large-scale stores. He said that the city's Design Manual prevents big-box, tilt-up construction, so the square footage limits are overkill. He added that a project should not have to go through a PUD process to allow for an anchor tenant, which is needed in today's marketplace. He urged Council to recommend this to the Planning Commission for review.

John Hogan - 4709 Pt. Fosdick. Mr. Hogan explained that he also is a partner in the Gig Harbor Motor Inn. He concurred with the points in Councilmember Pasin's letter in terms of adaptability of retail on the Westside. He spoke of his involvement with the Westside Sub-Committee appointed in 1996, and the implementation of Ordinance 716, which imposed the maximum square footage restrictions. He added that this was put in place for protection in absence of any design guidelines, but did not prevent sub-standard development. He said that it was time to recognize that all buildings affect community character, not just the size, and that the ability to accept or reject buildings of all sizes lie with the design guidelines.

Ray Bond - 4700 Pt. Fosdick. Mr. Bond thanked Councilmember Pasin for introducing this agenda item, which addressed the ability to maintain a competitive retail environment. He said that the current regulations discourage new capital as well as reinvestment to maintain aging properties. He said that the size restrictions and site coverage on the west side have caused a dilemma over the zoning codes, and that the regulations and overview process that govern the Gig Harbor North area would serve the west side as well. He said that the citizens of Gig Harbor need readily available services. He encouraged Council to direct the Planning Commission to conduct a public study and formulate a recommendation on proposed area-wide rezone of the Westside Business District.

Jim Patterson - 4700 Pt. Fosdick. Dr. Patterson explained that his practice has been located on the Westside for 21 years, and in this time he has seen this area thrive. He added that it seems reasonable to allow the Planning Commission to review the issues that have been raised.

Jim Franich - 3702 Harborview Drive. Mr. Franich asked permission to direct his questions to Councilmember Pasin. He asked Councilmember Pasin to clarify his concerns. Councilmember Pasin explained that there are four situations relative to the age of the properties and their ability to be renewed, which would allow for this area to remain competitive with development in Gig Harbor North. He talked about the discrepancies in the zoning code and gave examples in the RB-2 zone and B-2 zone dealing with coverage.

Mr. Franich said that this was just an issue of building size, and that if the city were to be influenced to make changes, they should make the change to keep the unique and outstanding quality of life here in Gig Harbor. He said that if the citizens have to commute to Tacoma for services, then this should occur rather than harming the quality of life here.

Judy Olson - 4417 69th St. Ct. Ms. Olson voiced her concerns over the placing of a C-1 zone next to a residential area, and asked that the resident's be included in any review of this area. She then spoke to the issue of competition with the Gig Harbor North area. She said that Gig Harbor North was planned as a major retail area, and that it would be wise to let this area develop to see what would occur before revising the code to allow this scale of development in other areas of the city.

John Samms - 4700 Pt. Fosdick. Dr. Samms spoke in favor of forwarding this to the Planning Commission to review. He agreed with the concerns about the area growth and keeping Gig Harbor unique. He added that Gig Harbor is continuing to grow and would require more services. He asked that everyone keep an open mind in order to allow the process to work.

Councilmember Ruffo asked for a brief explanation on how the square footage limitation came about. Mark Hoppen, City Administrator, explained that these limitations emerged from a legislative process that determined that the limitations were appropriate for the West side.

Councilmembers discussed several of the issues that had been brought forward. John Vodopich discussed the time constraints facing the Planning Commission with the current Comprehensive Plan updates.

MOTION: Move that we direct the Planning Commission to conduct a public study and to formulate a recommendation on the proposed area-wide rezone of the Westside Business District, including any necessary zoning test amendments.
Picinich/Owel -

After further discussion regarding the current updates to the Comp Plan, the following amendment to the motion was made.

AMENDED MOTION: Move to have the Planning Commission continue with the update to the Comprehensive Plan, then address any remaining concerns that have come forward on the Westside Business District.
Picinich/Owel - unanimously approved.

2. First Reading of Ordinance - Donation to Skatepark. David Rodenbach, Finance Director, presented this ordinance to accept a \$500 donation from Gig Harbor Skate Park Committee. This will return at the next meeting for a second reading.

3. In-Car Video System Purchase. Mitch Barker, Chief of Police, explained that he had received a grant from the Washington Association of Sheriffs and Police Chiefs to assist in the purchase of in-car video systems for the police vehicles. He asked for approval to use these funds, in addition to the money budgeted in the 2001 budget, to purchase three units in the amount of \$13,088.64.

MOTION: Move to authorize the purchase of three in-car video systems for the amount of \$13,088.64.
Ruffo/Owel - unanimously approved.

4. First Reading of Ordinance - Mapping Change - Paulson Rezone. John Vodopich presented this ordinance amending the zoning map to reflect a site-specific rezone request from Fredrick Paulson, for property located between McDonald Avenue and Soundview Drive. He explained that the application was processed in accordance to the city's procedures and approved by the Hearing Examiner on March 7th. Carol Morris advised Councilmember Dick that there were no noticing requirements associated with passage of this ordinance; only that it required an affirmative vote of the majority, plus one of the entire Council.

MOTION: Move to adopt Ordinance No. 882.
Dick/Picinich - six voted in favor. Councilmember Ekberg voted no.

5. Masonic Temple Sewer Request. Mark Hoppen presented this request from the Masonic Temple for sewer connection. He explained that this property was surrounded by city park property and streets. He added that the city currently serves the site with water.

MOTION: Move to authorize the extension of one ERU of sewer to the Masonic Temple.
Ruffo/Pasin - unanimously approved.

STAFF REPORTS:

John Vodopich introduced the city's new Building Official/Fire Marshal, Kim Lyonnais, and gave a brief overview of his qualifications. Mr. Lyonnais thanked Council for the opportunity to work for the city.

PUBLIC COMMENTS:

Holly D'Annunzio - 2611 Moorlands Avenue NW. Ms. D'Annunzio explained that she is the current president of the Gig Harbor Key Peninsula Arbor Day Foundation. She gave an overview of the purpose and history of the organization and announced the upcoming Arbor Day Celebration scheduled for April 28th at City Park. She praised the city for what has already been accomplished. She then introduced Carol Alex.

Carol Alex - 5821 53rd Ave NW. Ms. Alex explained that the Arbor Day Foundation had put together a booklet of ideas for schools to get them involved. She said that there had been a great response to this publication. She gave an overview of some of the upcoming activities, and then introduced Chris Clifton.

Chris Clifton - 5511 31st St. Ave. Mr. Clifton, a student at Gig Harbor High School, gave a report on some of the community agencies that had been invited to become involved. He introduced the next speaker.

Peter Karris. Mr. Karris explained that he was a Certified Arborist who had been asked to be advisor to the Foundation. He spoke about the importance of the urban tree.

COUNCIL COMMENTS / MAYOR'S REPORT:

Mayor Wilbert presented the letter of support signed by Councilmembers to Gig Harbor High School student and Homecoming Queen, Roxana Johnson.

Mayor Wilbert gave a brief report on the results of the recreational survey recently sent out to citizens by Peninsula Light.


ANNOUNCEMENT OF OTHER MEETINGS: None.

EXECUTIVE SESSION: None required.

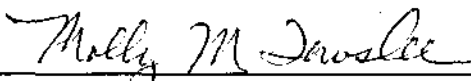
ADJOURN:

MOTION: Move to adjourn at 8:50 p.m.
Owel/Ruffo - unanimously approved.

Cassette recorder utilized.
Tape 612 Side B 186 - end.
Tape 613 Side Both Sides.
Tape 614 Side A 000 - 311.



Mayor



City Clerk