

1

REGULAR COUNCIL MEETING OF APRIL 11, 1983

Present: Councilmembers Ekberg, Crowe, Sorensen, Jackson & Melton as Mayor Protem.

Absent: Mayor Bogue.

PUBLIC HEARINGS: 7:14 p.m.

1. LEWIS & SANDVIK ANNEXATION REQUEST.

A. Determination of zone.

Planner Orr reviewed the request for R-1 zoning.

Ray Harries, Thornton Land Surveying, representing Mr. Sandvik, spoke in favor of R-1 zoning.

Connie Schick spoke of concerns of drainage problems of that specific area.

Motion to determine zone as R-1.

Ekberg/Sorensen - approved unanimously.

B. Annexation request.

Planner Orr explained the request for annexation of 9 acres lying contiguous to the City boundaries.

Ray Harries, Thornton Land Surveying, and Frank Bampton spoke in favor of the annexation.

There was no public opposition.

Motion to annex property.

Ekberg/Crowe - approved unanimously.

2. RZ-83-02; CRASE BUILDERS, INC.

Planner Orr explained the petition to rezone 2.3 acres, located on the west side of 46th, approximately 300' south of Rosedale.

Fred Crase, applicant and Bill Lynn, Attorney representing the Applicant spoke in favor of the rezone request.

Roy and Edna Bish spoke in opposition stating concerns of potential traffic problems, insufficient play area for children and that the development doesn't go with the flow of the City.

Motion to table rezone request to allow applicant time to consider changing his request.

Jackson/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Greater Gig Harbor Business Association request for a loading/off loading space at the public dock.

Staff would like to physically examine dock and determine best location.

2. SP-83-02; ALLEN/SHULICH.

Petition for site plan approval to allow development of four duplexes on property located at the N.E. corner of intersection of Mitts Lane and Rosedale. Planning Commission recommends approval. Hearing set for April 25, 1983.

3. C.U.P. 83-01; FRATERNAL ORDER OF EAGLES.

Conditional Use Permit to allow expansion of a private non-profit club located on the east side of Burnham just inside the city limits. Planning Commission recommends approval. Hearing set for May 9, 1983.

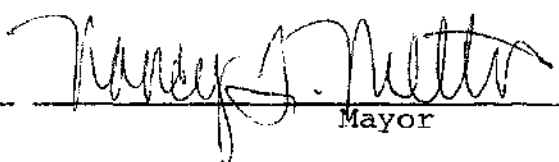
OLD BUSINESS:

1. ORDINANCE AMENDING TEMPORARY BUSINESS LICENSE ORDINANCE - 1st reading.

Director Snider advised Council Section 2. Severability. should be completely deleted as it is covered in the original ordinance.

RECESSED TO EXECUTIVE SESSION AT 8:38 p.m. Reel to reel tape utilized.
#107 - side 2 001 - 417

Clerk


Mayor

REGULAR COUNCIL MEETING OF APRIL 25, 1983

Present: Councilmembers Ekberg, Crowe, Sorensen, Jackson and Melton as Mayor Protem.

Absent: Mayor Bogue

PUBLIC HEARINGS: 7:15 p.m.1. SDP-83-01; SP-82-08; UNION 76.

Planner Orr explained the request for substantial development permit and site plan approval to allow a 973 sq. ft. addition onto an existing service station located at 4106 Harborview Dr.

There was no public opposition.

Motion to approve site plan with the following conditions:

1. Curb, gutter, and sidewalk shall be provided along the entire frontage of Harborview. Exact size, extent and location to be approved by the Public Works Director.
2. A detailed landscape plan shall be provided and approved by the Planning Department. Subject plan shall include a minimum 5' wide landscape strip (where possible) around the perimeter of the lot. Additionally a planter box(es) shall be provided inside of the sidewalk area.
3. Off-street parking spaces shall be delineated with white paint.

Jackson/Crowe - approved unanimously.

Motion to grant a substantial development permit.

Ekberg/Crowe - approved unanimously.

2. RZ-83-01; ANDERSON.

Planner Orr explained the petition to rezone property located at the southeastern corner of the intersection of N. Harborview and Vernhardson from W-1 to B-2.

Geoff Moore, Pac-Tec Engineering, representing the applicants and Robert Ellener spoke in favor of the request.

There was no public opposition.

Motion to rezone to RB-1 as recommended by staff.

Jackson/Crowe - approve unanimously.

3. SP-83-02; ALLEN/SHULICH.

Planner Orr explained the request for site plan approval to allow development of four duplexes on property located at the N.E. corner of the intersection of Mitts Lane and Rosedale.

Dick Allen, applicant, spoke in favor.

There was no public opposition.

Motion to approve with the following conditions:

1. The site shall be developed in accordance with the submitted plan indicating location of proposed fir trees. The trees shall be a minimum of 4' in height and shall be planted prior to final inspection of any of the units.
2. Existing mature trees indicated on the submitted exhibit shall remain.

Jackson/Crowe - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:1. Request from Liquor Control Board for review of Thriftway's liquor license renewal.

There have been no complaints - will automatically renew.

2. Letter from Reggie Collins requesting a hearing relating to the curb-gutter-sidewalk requirement on short plats.

Council determined they would prefer to have a plat request before them before hearing Mr. Collins.

OLD BUSINESS:1. RZ-83-02; CRASE BUILDERS, INC.

Applicant requested continuance until meeting of May 9, 1983.

2. ORDINANCE AMENDING THE TEMPORARY BUSINESS ORDINANCE - 2nd reading.
Second reading tabled until next meeting to allow additional time for review.
3. STAFF REPORT ON BUSINESS ASSOCIATION REQUEST FOR LOADING/UNLOADING SPACE AT THE CITY DOCK.
Motion to reserve 1 end of dock for loading/unloading, and an area approximately 15 - 20 feet in length for dinghy moorage.
Crowe/Jackson - approved unanimously.

NEW BUSINESS:

1. LEASE PROVISION FOR CITY PARKING LOT.
Planner Orr explained the request for creating the parking lot.
Kurt Salmon, attorney representing the applicants, spoke in favor of the request.
Council requested staff check the fair market value of this land.
Motion to table to allow City Attorney time to review proposed lease and work with applicants attorney in finalizing lease.
Ekberg/Jackson - approved unanimously.


BILLS: Motion to approve.
Jackson/Sorensen - approved unanimously.

OTHER BUSINESS:

Councilman Ekberg requested establishing guidelines for special events taking place within the City.

MEETING ADJOURNED AT 8:40 p.m. Reel to reel tape utilized.
#107 - side 2 425 - 019.

Clerk



Mayor

REGULAR COUNCIL MEETING OF MAY 9, 1983

Present: Councilmembers Ekberg, Crowe, Sorensen and Mayor Bogue

Absent: Councilmembers Melton and Jackson

PUBLIC HEARINGS:

1. C.U.P. 83-01; FRATERNAL ORDER OF EAGLES.
Planner Orr explained the request to allow expansion of a private non-profit club located on the east side of Burnham Dr. just inside the city limits.
There was no public opposition.
Motion to approve C.U.P. 83-01.
Ekberg/Crowe - approved unanimously.
Public hearing for site plan scheduled for meeting of May 23, 1983.

MINUTES: Approved as posted.

DEPARTMENT MANAGERS REPORTS:

Public Works: Street lights - Council requested Director Tannahill meet with Public Works Committee and establish guidelines for providing street lights.

OLD BUSINESS:

1. RZ-83-02; CRASE BUILDERS, INC.
Fred Crase explained to Council the changes he had made in his request.
Motion to authorize rezone of property to R-2.
Ekberg/Sorensen - approved unanimously. 1st reading of amendment to zoning ordinance rezoning this property as R-2.
2. AUTHORIZATION FOR MAYOR TO SIGN LABOR AGREEMENT WITH POLICE UNION.
Motion to authorize Mayor to sign labor agreement with Police Union.
Crowe/Ekberg - approved unanimously.

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3. AGREEMENT WITH AMERICAN RED CROSS TO OPERATE A SENIOR CITIZEN NUTRITION PROGRAM.

Julia Mooney spoke in favor of operating a senior citizen nutrition program in the City.

Council tabled request to allow Director Snider and Ms. Mooney time to work out financial support questions.

4. 2nd READING OF AN ORDINANCE AMENDING THE TEMPORARY BUSINESS LICENSE ORDINANCE.

Motion to adopt Ordinance #424.
Ekberg/Crowe - approve unanimously.

5. PROPOSED LEASE AGREEMENT FOR CITY PROPERTY - PARKING LOT USE.

Councilman Ekberg excused himself from this issue due to a conflict of interest.

Attorney Hess recommended the following 3 changes:

Item 9 - End of paragraph add - There shall be no potholes or other conditions requiring repair or immediate maintenance either during or after the termination of this agreement.

Item 12 - 1st sentence should read - Lessee agrees that they shall be jointly and separately liable for all claims arising from the use of the subject premises and/or this agreement.

Item 14 - paragraph 2 - after under this lease insert including failure to construct the required improvements in accordance with the terms of this agreement.

Motion to approve the lease with the above 3 changes.
Crowe/Sorensen - approved unanimously.

NEW BUSINESS:

1. 1st READING OF AN ORDINANCE REZONING ROSS ANDERSON'S PROPERTY.
2nd reading scheduled for next meeting.

2. 1st READING OF AN ORDINANCE REGULATING SPECIAL EVENTS.

Director Snider reviewed changes in the ordinance.

2nd reading scheduled for next meeting.

3. COUNCIL NOMINATION FOR PIERCE TRANSIT BOARD OF COMMISSIONERS.

Motion to approve resolution #169 nominating Dan Jackson.
Crowe/Ekberg - approve unanimously.


BILLS:

Motion to approve fund transfers.
Crowe/Ekberg - approved unanimously.

MEETING ADJOURNED AT 8:12 p.m.

Reel to reel tape utilized.
#108 - side 1 001 - 284

Clerk



Mayor

REGULAR COUNCIL MEETING OF MAY 23, 1983.

Present: Councilmembers Ekberg, Melton, Sorensen, Jackson and Mayor Bogue.

Absent: Councilman Crowe

PUBLIC HEARINGS:

1. V-82-04; MALICH.

Planner Orr explained the request to locate parking beyond the required 100' minimum.

Charles Talbot, Attorney for Mr. Malich, requested a 2 week continuance, to allow the applicants regular attorney, Mr. Dave Johnson to be present.

Motion to continue to meeting of 6/13/83.
Sorensen/Melton - approved unanimously.

2. EAGLES; 70' x 90' ADDITION REQUEST.

Planner Orr explained the request for the addition onto the east side of the existing building.

Mr. Huey spoke in favor of the request.

Motion to table to allow time for Council review and to allow staff time to research the landscaping question.

Jackson/Melton - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request for extension of sewer services by the Berry & Berry Associates.

Council instructed staff to research further and provide report at next meeting.

2. Request for extension of services by Mr. Cohen.

Council recommended staff update 1979 policy guidelines regarding water to be reviewed at next meeting.

3. SD-83-01; Holly Bluff Subdivision.

Hearing date set for June 13, 1983.

4. Southland Corporation - determination of zone.

Hearing date set for June 13, 1983.

5. Special event liquor license application by Gig Harbor Yacht Club.

Motion to approve license for 1 day until 11:00 p.m.

Jackson/Melton - motion passed by a vote of 3 - 1.

OLD BUSINESS:

1. 2nd reading of an ordinance rezoning Ross Anderson's property.

Motion to adopt Ordinance #425.

Jackson/Sorensen - approved unanimously.

2. Landscaping site plan for Monty Johnson Property.

Recessed to executive session due to issue being in litigation.

3. 2nd reading of an ordinance regulating special events.

Director Snider advised Council of changes made in the proposed Ordinance.

Lloyd Brown, Gig Harbor Lions Club, spoke in opposition of the surety bond and the insurance requirement.

Motion to table until next meeting to allow staff and City organizations time to meet and discuss conditions proposed.

Ekberg/Jackson - passed unanimously.

4. 2nd reading Ordinance rezoning Crase property.

Motion to table Crase rezone Ordinance until next meeting.

NEW BUSINESS:

1. Draft of an Ordinance regulating height and bulk of structures.
Attorney Hess requested any comments Council may have.

2. Draft of an Ordinance adopting provisions for planned developments.
Attorney Hess requested any comments Council may have.

3. 1st reading of an ordinance regulating the moving of buildings along public right of ways.

4. Draft consideration of a resolution adopting a policy on annexation.

5. Draft consideration of a resolution declaring City property surplus.

Motion to adopt Resolution #170 declaring property surplus.

Jackson/Sorensen - approved unanimously.

6. Word Processor Selection.

Director Snider informed Council staff has had presentations from the top 3 selections and recommended accepting the bid from Sony.

Motion to accept bid from Sony.

Jackson/Ekberg - approved unanimously.

BILLS: Motion to approve.

Ekberg/Sorensen - approved unanimously.

MEETING ADJOURNED AT 8:35 p.m.

Reel to reel tape utilized.

#108 - side 1 290 - 666

Clerk

Ruth M. Dozue
Mayor

6 REGULAR COUNCIL MEETING OF JUNE 13, 1983

Present: Councilmembers Ekberg, Crowe, Sorensen, Jackson
and Mayor Bogue.

Absent: Councilmember Melton.

PUBLIC HEARINGS: 7:09 p.m.

1. SD-83-01; Holly Bluff Subdivision.

Planner Orr explained the request for tentative approval of a 7 lot subdivision located at the southerly terminus of Cascade Blvd.

Ray Harries and Richard Brown of Thornton Land Surveying spoke in favor and explained the drainage of the proposed subdivision.

Frank Bampton spoke in favor.

Connie Schick questioned potential drainage problems and Mr. Hardy doesn't feel proposed lines are adequate.

MOTION: To approve Holly Bluff subdivision subject to the following conditions:

1. The bluff area, lying between the water of the narrows and the top of bank will be preserved and maintained in its natural undisturbed status for slope stability, erosion control and drainage control. Any area which is disturbed during the installation of the storm sewer system will be restored to its original "natural" condition as soon as practical and prior to the acceptance of the improvements by the City of Gig Harbor. Removal of fallen trees is permitted provided unearthened areas are replanted. Select logging will be permitted for the removal of dead or diseased trees for storm drainage and view purposes only.
2. Owing to the high bank and steep slope within Lot 3, the owner is advised to obtain professional engineering help prior to the issuance of a building permit.
3. Upon installation of storm sewers, the northerly 15' of lot #6, 7, and 8 shall be designated as an open space buffer zone. If necessary, landscape material shall be provided within this area consisting of native Puget Sound coastal mix.
4. Upon vacation of the 16' access easement, the southerly 8' of lots #1 and 2 shall be designated as an open space buffer zone. If necessary, landscape materials shall be provided within this area consisting of native Puget Sound coastal mix.

2. Southland Corp. - Determination of zone prior to annexation - 1st of 2 required public hearings.

Planner Orr explained the request for B-2 zoning for .62 acres of land located at the southwest corner of the intersection of Kimball and Pioneer.

Geoff Moore, Pac-Tech Engineering, spoke in favor of the request.

Dave Southwick, principal of Harbor Heights Elementary, spoke in opposition.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-83-07; Dishman.

Variance request to reduce a yard setback at the southwest corner of the intersection of Dorotich and Harborview. Planning Commission recommends approval. Hearing set for June 27, 1983.

2. Request to amend temporary business licenses.

Motion: To consider this a 1st reading of proposed Ordinance relating to food vending.

Jackson/Crowe - approved unanimously.

DEPARTMENT MANAGERS' REPORTS:

Attorney: Ordinance drafts - height and bulk and PUD.

Council requested a study session on these drafts on June 20, 1983 at 7:00 p.m.

OLD BUSINESS:

1. V-82-04; Malich.

Planner Orr briefly reviewed the application.

Dave Johnson, Attorney representing the applicants, spoke in favor of the request.

Ron Ray spoke in opposition.

MOTION: To continue for 1 more meeting - separating variance for parking over 100 feet away - concentrating solely on the waiver of the off-street parking requirement due to certain unique situations which the applicant will provide detailed information to the staff and the staff will make a finding to the Council prior to the next meeting.

Ekberg/Jackson - approved unanimously.

2. SP-83-05; Gig Harbor Eagles.

Planner Orr reviewed the site plan request for a 70' X 90' addition onto the east side of the existing facility.

MOTION: To approve site plan with the following conditions:

1. The existing mobile home shall be removed.
2. Construct, curb, gutter and sidewalks along the entire frontage of Burnham Drive (located within the city). Said improvements to be constructed prior to final inspection of the structure.
3. Submit a revised landscaping plan prepared by a landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
4. Storm drainage facilities shall be installed if and as required. Specific location, extent and sizes shall be subject to approval by the Public Works Director in accordance with standard engineering practice.
5. Fire protection devices shall conform to the specifications of Fire District #5.
6. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make the final inspection.
7. Delineate all parking spaces with white paint.
8. Provide exterior lighting for the structure.
9. Provide an intrusion alarm system for the entire building that terminates at an answering service.
10. If it is shown on police records that this facility has been generating at least two disturbances/disorderly conduct calls per month over a year's period of time, then a uniformed security officer will be required on the premises at times of peak patronage as determined by the Police Chief.
11. A letter of credit in the amount of \$8,000.00 from your financial institution to grant a 12 month continuance on curb, gutter and sidewalk requirement.

Crowe/Jackson - approved unanimously.

3. 2nd reading of Ordinance #426 rezoning Crase Builders, Inc. property near the intersection of Skansi St. and Rosedale.

MOTION: To fail to enact Ordinance #426.

Ekberg/Jackson - a tie vote - therefore failing to enact Ordinance #426. (Mayor abstained because she had not been present at public hearing on rezone request.)

4. 2nd reading of Ordinance #427 regulating special events.

Director Snider reviewed changes that arrived after his meeting with the Business Association.

Attorney Hess recommended Section 1 to read:

The purpose of this ordinance is to provide reasonable supervision of any movement of persons, or vehicles or boats within the limits of the City by way of runs, parades, street dances, special events, or other demonstrations or exhibition, for the protection of persons and property.

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MOTION: To adopt Ordinance #427 with the above change.
Ekberg/Crowe - approved unanimously.

5. 2nd reading of Ordinance #428 regulating the moving of buildings.

MOTION: To adopt Ordinance #428.
Jackson/Crowe - approved unanimously.

6. 2nd consideration of a resolution adopting a policy on annexation.
Mayor Bogue requested in Section 1. General Provision, Section A. -
replacing the word "foster" with "consider".

MOTION: To approve resolution #171 with above change.
Jackson/Sorensen - approved unanimously.

NEW BUSINESS:

1. Chamber of Commerce request for shared funding of a "Walking
Tour" project for the city.
Director Snider informed Council that funds are not available.
No action taken.

2. Council approval for site preparation for public works building.

MOTION: To approve site preparation for public works building.
Crowe/Ekberg - approved unanimously.

3. Council consideration of a resolution opposing the locating
of Seattle Yacht Club with the harbor.

Bob Thorpe spoke in support of the resolution.

MOTION: To authorize resolution opposing expansion of the
Seattle Yacht Club outstation unit.
Crowe/Ekberg - approved unanimously.

COUNCIL COMMITTEE REPORTS:

Street lighting policy - Director Tannahill recommended turning
lights back on, converting to a power savings fixture and he will
submit guidelines for future lights.

Council recommended to leave as is and have a committee report
prepared by next meeting.

TRANSFER VOUCHERS: MOTION: To approve.
Jackson/Ekberg - approved unanimously.

Recessed to an executive session at 10:15 p.m.

Reel to reel tape utilize.
#108 side 1 670 to end, and side 2 001 - 467.



Mayor

REGULAR COUNCIL MEETING OF JUNE 27, 1983

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, Jackson and
Mayor Bogue.

ABSENT: Councilmember Melton.

PUBLIC HEARINGS: 7:18 p.m.

1. V-83-07; Dishman.
Planner Orr explained the request to reduce a yard setback
by the reduction of a garage at the southwest corner of
Harborview and Dorotich.

There was no public opposition.

MOTION: To approve variance request.
Crowe/Jackson - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Liquor board request for council review of a liquor license.

application for 7-11 food store.

Council would like to continue this hearing until outcome of annexation request.

- 2. Liquor board request for council review of a liquor license transfer from the owners of the Owl's Roost to the owners of the new Sunny's Deli (same location).
Councilman Jackson requested work experience of applicant verified.
Public hearing schedule for July 11, 1983.

OLD BUSINESS:

- 1. V-82-04; Malich.

Dave Johnson, attorney representing the applicant, Theresa Malich, and JoAnne DeYound spoke in favor.

MOTION: To waive the parking requirement set forth in the ordinance with the following stipulations:

- 1. Limiting the number of vessels moored at the facility to no greater than 6 vessels.
- 2. No vessels shall be moored along the northwest side of the marina facility.
- 3. That the vessels be limited to fishing-only related industry.
- 4. That Novak Street be posted as a 48-hour maximum parking facility only.
- 5. Three spaces be provided on the existing dock for parking of the facility.

Ekberg/Crowe - approved unanimously.

- 2. Request for reconsideration - an ordinance rezoning Crase Builders, Inc. Property near the intersection of Skansi Street and Rosedale.

Planner Orr reviewed the previous proceedings.

Fred Crase spoke in favor of rezoning the property.

MOTION: To rezone property in question to R-2.

Crowe/Sorensen - council reconsidered and by a vote of 3 - 1 approved Ordinance #426.

- 3. Request by Berry & Berry Assoc. and Mr. Cohen for extension of utilities.

Council would like additional information from staff.

MOTION: To continue until next meeting.

Ekberg/Crowe - approved unanimously.

- 4. A resolution adopting a policy on street lighting.

Dorothy Stowe and Helen Wilkinson spoke in favor of turning the lights back on.

MOTION: To adopt resolution #172.

Sorensen/Crowe - approved unanimously.

NEW BUSINESS:

- 1. 1st reading of an ordinance amending Ordinance #424 to add a statement of "intent".

ANNOUNCEMENT OF OTHER MEETINGS: The drafts prepared by Attorney Hess will be review at the close of the regular meeting of July 11, 1983.

BILLS: MOTION: To approve.
Crowe/Ekberg - approved unanimously.

Recessed to executive session at 8:33 p.m.

MOTION: To appoint Christa Leathers to Planning Commission.
Crowe/Ekberg - approved unanimously.

Reel to reel tape utilized.
#108 side 2 470 - 938.

Keith M. Dague
Mayor

REGULAR COUNCIL MEETING OF JULY 11, 1983

PRESENT: Councilmembers Ekberg, Melton, Crowe,
Sorensen and Mayor Bogue

ABSENT: Councilman Jackson

PUBLIC HEARINGS: 7:05 p.m.

1. SUNNY'S DELI LIQUOR LICENSE.

There was no public input.

Motion to approve liquor license application.
Sorensen/Crowe - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-83-04, WILLIAMSON MORTGAGE.

Petition for site plan approval to allow develop-
ment of a vehicle parking lot on city owned
property. Hearing set for July 25, 1983.

DEPARTMENT MANAGERS REPORT:

Public Works: Six year street plan - hearing set
for July 25, 1983.

OLD BUSINESS:

1. AMENDMENT OF RESOLUTION ON EXTENSION OF UTILITIES.

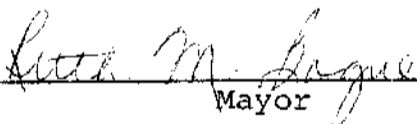
Motion to adopt Resolution #173 amending
extension of utilities.
Crowe/Sorensen - approved unanimously.

2. 2ND READING - ORDINANCE #429 AMENDING SPECIAL
EVENTS ORDINANCE.

Motion to adopt Ordinance #429.
Crowe/Sorensen - approved unanimously.

Recessed to executive session - Attorney's request to
discuss lawsuit (Monty Johnson) at 7:15 p.m.

MEETING ADJOURNED AT 7:40 p.m.



Mayor

11

REGULAR COUNCIL MEETING OF JULY 25, 1983

PRESENT: Councilmembers Ekberg, Melton, Sorensen,
Jackson and Mayor Bogue.

ABSENT: Councilmember Crowe

PUBLIC HEARINGS: 7:10 p.m.

1. SP-83-04; WILLIAMSON MORTGAGE.

Councilman Ekberg excused himself due to a possible conflict of interest.

Planner Orr explained the petition for site plan approval to allow development of a vehicle parking lot on city owned property.

Bob Hunt, representing the applicants, spoke in favor and asked Council to modify condition #5 that completely restricts "reserved" signs.

Terry Groshong addressed the potential loss of 2 parking places previously granted for Finholms, and Marvin Schleip questioned the 30 feet east of dry cleaners that is open parking area.

Motion to approve request with the following staff recommendations:

1. A general landscape plan shall be submitted and approved by the Planning Department. Landscaping shall be maintained by the applicant.
2. Curb, gutter and sidewalk shall be installed. Extent, size and location to be approved by the Public Works Director.
3. Storm drainage including a new catch basin with a oil sludge separator shall be provided. Exact location to be approved by the Public Works Director.
4. The two parking spaces in front of the Finholms parking area shall be eliminated.
5. No "reserved" parking signs shall be permitted for any portion of the approved parking area.

Melton/Crowe - approved unanimously.

2. SOUTHLAND CORPORATION DETERMINATION OF ZONE PRIOR TO ANNEXATION.

Planner Orr briefly explained the request by the applicant for B-2 zoning.

Jeff Moore, Pac-Tech, representing the applicants, spoke in favor of the request.

Dave Southwick, Doyle Hughes, and Karen Drum spoke in opposition.

Motion to zone property B-2.
Ekberg/Melton - approved unanimously.

3. SOUTHLAND CORPORATION ANNEXATION REQUEST.

Planner Orr briefly explained the annexation request.

Jeff Moore and Bob Gage spoke in favor of the request.

Motion to approve annexation request.
Ekberg/Melton - approved unanimously.

4. SIX YEAR STREET PLAN.

Director Tannahill briefly explained the six year street plan.

Motion to approve Resolution #174 adopting the six year street plan as presented.

Sorensen/Jackson - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. ORDINANCE AMENDMENT - BED & BREAKFAST FACILITIES.
Hearing set for August 8, 1983.

NEW BUSINESS:

1. LEWIS/SANDVIK - ANNEXATION ORDINANCE - 1ST READING.
2nd reading scheduled for next meeting.

BILLS:

Motion to approve.

Jackson/Sorensen - approved unanimously.

OTHER BUSINESS:

Motion to elect Councilmember Melton as Mayor Protem as of January 1, 1983.

Ekberg/Sorensen - approved unanimously.

Meeting adjourned at 8:45 p.m. to a study session on the zoning ordinance.

Reel to reel tape utilized.
#109 side 1 001 - 397



Mayor

REGULAR COUNCIL MEETING OF AUGUST 8, 1983

Present: Councilmembers Ekberg, Crowe, Jackson and Melton as Mayor Protem.

Absent: Mayor Bogue and Councilman Sorensen

PUBLIC HEARINGS: 7:06 p.m.

1. Ordinance amendment - Bed & Breakfast facilities - 1st reading.
2nd reading scheduled for next meeting.

MINUTES: Approved as posted.

OLD BUSINESS:

1. Lewis/Sandvik Annexation Ordinance - 2nd reading- Ordinance #430.

Motion to adopt Ordinance #430.
Ekberg/Jackson - approved unanimously.

NEW BUSINESS:

1. Resolution declaring city property surplus - #175.

Motion to approve resolution #175.
Jackson/Ekberg - approved unanimously.

OTHER MEETINGS:

STUDY SESSION:

Motion to postpone until meeting of August 22nd.
Ekberg/Crowe - approved unanimously.

MEETING ADJOURNED AT 7:12 p.m. Reel to reel tape utilized.
#109 side 1 400 - 435



Mayor

REGULAR COUNCIL MEETING OF AUGUST 22, 1983

Present: Councilmembers Ekberg, Crowe, Sorensen, Jackson and Mayor Bogue

Absent: Councilmember Melton

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-82-11, C-83-03; CRASE BUILDERS, INC.
A request for site plan approval and conditional use to develop an 18 unit residential planned development. Planning Commission recommends conditional approval. Hearing set for September 12, 1983.

2. Letter from developer of Jerisich Center.
Council requested additional information from Planner Orr. Planner Orr will prepare report and respond at next meeting.

3. Liquor Board request for Council review of special occasion liquor license.
Director Snider explained the request of the Virginia Five for the night of September 16th.

Motion to approve special liquor license request. Jackson/Sorensen - approved unanimously.

OLD BUSINESS:

1. Ordinance Amendment - Bed & Breakfast facilities - 2nd reading - Ordinance #431.
Planner Orr briefly explained the proposed ordinance.

Motion to adopt Ordinance #431. Ekberg/Crowe - approved unanimously.

2. Cohen request for water services.

Motion to approve with the following recommendations:

- 1. Applicant assumes the costs of extending the line to his property.
- 2. Land-use shall be as proposed; and
- 3. A surcharge of 50% is attached to all ordinary and common charges.

Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

1. Claim for damages by Monty Johnson.
Director Snider informed Council this matter has been referred to Attorney Hess and forwarded to our insurance carrier.

Motion to deny claim for damages. Jackson/Sorensen - approved unanimously.

2. 1st reading - Ordinance adopting an amendment to the special events ordinance.

3. 1st reading - Ordinance adopting the re-write of the personnel regulations.

Council will review further and prepare questions for staff.

Sept. 12, 1983

Minutes

BILLS:

Motion to approve.
Crowe/Ekberg - approve

TRANSFER VOUCHERS:

Motion to approve.
Jackson/Crowe - approve

Reel Tape # 109

Side 1 (700-)

Handwritten initials

MEETING ADJOURNED AT 7:

Reel to reel tape utilized. Tape #109 side 1 440-679

Lith M. Bogue
Mayor

REGULAR COUNCIL MEETING OF SEPTEMBER 26, 1983

Present: Councilmembers Ekberg, Crowe, Melton,
Sorensen and Mayor Bogue

Absent: Councilman Jackson

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Liquor board request for review of application to change corporate officers for Prime Rib House.
Council had no objections.
2. Request by St. Nicholas Church for approval of a Class J special occasion liquor license.
Council had no objections.

OLD BUSINESS:

1. Jerisich Center.
Barry Brunette, developer, spoke in favor.

Motion to accept phasing of project with staff recommendations:

The applicant shall prior to occupancy of a building provide the required off-street parking and landscaping as indicated on the submitted exhibit. Additionally, landscaping shall be provided along the frontage of Harborview prior to any construction. Exact extent and location shall be approved by the Planning Department.

Crowe/Sorensen - approved unanimously.

2. Resolution adopting City personnel regulations - #177.
Motion to adopt Resolution #177.
Crowe/Melton - approved unanimously.

NEW BUSINESS:

1. Claim for damages filed by Mark Dawson.
Motion to forward claim to insurance company.
Crowe/Sorensen - approved unanimously.

BILLS:

Motion to approve.
Crowe/Sorensen - approved unanimously.

OTHER BUSINESS:

Council requested staff to research salaries paid to the Mayor and Councilmembers of other municipalities our size.

MEETING ADJOURNED AT 7:17 p.m. Cassette recorder utilized.
#1 side 1

Lith M. Bogue
Mayor

REGULAR COUNCIL MEETING OF OCTOBER 10, 1983

Present: Councilmembers Ekberg, Crowe, Sorensen and Mayor Bogue

Absent: Councilmembers Melton and Jackson

EXECUTIVE SESSION: Personnel.

Letter of resignation from Councilmember Dan Jackson.

Motion to appoint Don Mc Carty to Council.
Ekberg/Crowe - approved unanimously.

Swearing in of Don Mc Carty.

PUBLIC HEARINGS: 7:16 p.m.

1. Use of 1984 Federal Revenue Sharing Money - 2nd hearing.
Staff recommends entire amount be used for storm drainage utilities.

Council requested information on how far these funds would go towards this project.

2. 1st hearing to adopt 1984 maintenance/operations and capital budgets.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-83-08; Hunter.

Petition to reduce a setback from the required 25' to 8' at the southwesterly corner of the intersection of Franklin & Uddenberg. Planning Commission recommends approval. Hearing set for meeting of October 24, 1983.

2. Letter from Western Clinic concerning intent of condition placed on Galbraiths property.

Motion to support staff decision that greenbelt must remain intact.
Sorensen/Ekberg - approved unanimously.

NEW BUSINESS:

1. Resolution declaring city property surplus - #178.

Motion to approve Resolution #178.
Ekberg/Crowe - approved unanimously.

2. Business Association request to construct a directory service building at Jerisich Park and donate it to the city.

Continued until next meeting to allow time for staff recommendations.

3. Ordinance adopting the use of 1984 Federal Revenue Sharing money - 1st reading.

4. Review of Mayor and Council salary structure.


Motion to table.
Crowe/Ekberg - approved unanimously.

5. Eagle Scout Project informational map.

Michael Dickson showed Council the informational map of Gig Harbor he had completed and requested permission to locate it in the City.

Council had no objections and advised Michael to work with staff to secure a location.

MEETING ADJOURNED AT 7:35 p.m. Cassette recorder utilized.
#1 side 1 - second half.



Mayor

REGULAR COUNCIL MEETING OF OCTOBER 24, 1983

Present: Councilmembers Ekberg, Melton, Sorensen, Mc Carty,
and Mayor Bogue.

Absent: Councilmember Crowe.

PUBLIC HEARINGS: 7:13 p.m.

1. V-83-08; Hunter.

Planner Orr explained the petition to reduce a setback from the required 25' to 8' at the southwesterly corner of the intersection of Franklin and Uddenberg.

Mr. Hunter spoke in favor.

Motion to approve variance as requested.

Ekberg/Sorensen - approved unanimously.

2. 2nd hearing - 1984 Proposed Budget.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SDP-83-02, C-83-02, SP-83-06; Dolphin Reach Assoc.

Petition to construct 24 residential units and an overwater recreation pavillion as a planned unit development located at 7221 Soundview Dr. Planning Commission recommends conditional approval.

Hearing set for Nov. 14, 1983.

OLD BUSINESS:

1. Ordinance adopting the use of Federal Revenue Sharing Money - 2nd reading - Ordinance #433.

Motion to adopt Ordinance #433.

Ekberg/Sorensen - approved unanimously.

2. Business Association request to construct a directory service building at Jerisich Park and donate it to the city.

Motion to table.

Ekberg/Melton - approved unanimously.

NEW BUSINESS:

1. Claim for damages filed by Duane Erickson and William Mc Monnies.

Motion to deny.

Ekberg/Sorensen - approved unanimously.

2. Ordinance adopting 1984 budget - 1st reading.

3. Ordinance amending sewer rates - 1st reading.

4. Ordinance amending utility rates - 1st reading.

5. Ordinance adopting 1984 ad valorem tax levies - 1st reading.

6. Pt. Fosdick annexation.

Geoff Moore, representing Westside Business Assoc., spoke in favor of the request.

Motion to consider proposed annexation, consider the simultaneous adoption of a proposed zoning and sign regulation, and require the assumption of the city indebtedness.

Ekberg/Sorensen - approved unanimously.

BILLS: Motion to approve.


Ekberg/Melton - approved unanimously.

OTHER BUSINESS:

Peninsula School District has requested city support regarding a Civil Defense and emergency preparation community meeting.

Council had no objections to the city being a sponsor.

MEETING ADJOURNED AT 7:52 p.m. Cassette recorder - #2.



Mayor

REGULAR COUNCIL MEETING OF NOVEMBER 14, 1983

PRESENT: All Present

PUBLIC HEARINGS: 7:08 p.m.

1. Dolphin Reach Associates; SDP-83-02; C-83-02; SP-83-06.

A. SDP-83-02.

Planner Orr briefly reviewed the request.

Frank Jackson, developer, spoke in favor.

There was no public opposition.

Motion to close public hearing and table decision until next meeting.

Ekberg/Melton - passed by a vote of 4 - 1.

B. C-83-02.

Planner Orr briefly reviewed the request.

Frank Jackson, developer, spoke in favor.

Jim Madden and John Hanson expressed concerns regarding building #1.

Motion to close public hearing and table decision until next meeting.

Ekberg/Sorensen - approved unanimously.

C. SP-83-06.

Planner Orr briefly reviewed the request.

Frank Jackson, developer, spoke in favor.

Motion to close public hearing and table decision until next meeting.

Ekberg/Melton - approved unanimously.

MINUTES: Approved as posted.

DEPARTMENT MANAGERS REPORT:

Public Works - Identification of future water service areas - Public Works Committee will look into this and report back to Council.

OLD BUSINESS:

1. Ordinance adopting 1984 budget - 2nd reading - Ordinance #434.

Motion to adopt Ordinance #434.

Ekberg/Crowe - approved unanimously.

2. Ordinance adopting 1984 Ad Valorem tax levies - 2nd reading - Ordinance #435.

Motion to adopt Ordinance #435.

Ekberg/Crowe - approved unanimously.

3. Ordinance adjusting utility tax rate - 2nd reading - Ordinance #436.

Motion to adopt Ordinance #436.

Ekberg/Crowe - approved unanimously.

4. Ordinance adjusting sewer service rates - 2nd reading - Ordinance #437.

Motion to adopt Ordinance #437.

Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

1. Liquor license renewal Finholm's Market.

Motion to approve.
Crowe/Sorensen - approved unanimously.

2. Liquor license change of corporate officers W.B. Scotts restaurant.

Motion to approve.
Crowe/Sorensen - approved unanimously.

3. Claim for damages filed by Mr. Oren Rabin.

Motion to pay entire claim of \$60.00.
Melton/Sorensen - passed by vote of 3 - 2.

4. Ordinance annexing Simerson property - 1st reading.

5. Jeep bids.

Director Tannahill informed Council the high bid was \$900.00 and recommended accepting.

Motion to allow Director Tannahill to contact top 3 bidders to dispose of jeep.
Crowe/Sorensen - approved unanimously.


6. Extension of water main on Randall Dr. N.W.

Motion to extend water main on Randall Drive including the requirement of fire hydrant.
Melton/Crowe - approved unanimously.

TRANSFER VOUCHERS:

Motion to approve.
Ekberg/Crowe - approved unanimously.

MEETING ADJOURNED AT 8:45 p.m. Cassette recorder utilized.
Cassette #3



Mayor

REGULAR COUNCIL MEETING OF NOVEMBER 28, 1983

PRESENT: All present.

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved as posted

CORRESPONDENCE:

1. C-83-05; Harris.
Request for conditional use permit to allow residential use in a B-2 (General Retail) District located at 7620 Pioneer Way. Planning Commission recommends approval. Hearing set for December 12, 1983.
2. Friends of Pierce County Library.
Director Snider will have staff recommendations by next meeting.

DEPARTMENT MANAGERS REPORT:

Planning - Pt. Fosdick annexation - The applicants have presented a 75% petition for annexation which is now being reviewed for accuracy.

OLD BUSINESS:

1. SDP-83-02, C-83-02, SP-83-06; Dolphin Reach Assoc.
 - A. SDP-83-02.
Motion to approve SDP-83-02.
Sorensen/Crowe - passed by a vote of 3 - 2.
 - B. C-83-02.
Motion to approve C-83-02.
Crowe/Sorensen - passed by a vote of 3 - 2.
 - C. SP-83-06.
Motion to table to allow time for independent soils study report at expense of developer.
Ekberg/Melton - approved unanimously.
2. Ordinance annexing Simerson property - 2nd reading - #438.
Motion to adopt Ordinance #438.
Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

1. 1st reading - Ordinance to combine library expense with General Government fund, water construction with water fund, and storm sewer with General Government fund.
2. Councilman Crowe requested Mayor and Council salaries be reviewed for possible increases.
Motion to refer to Finance Committee for study and report.
Crowe/Ekberg - approved unanimously.

BILLS:

Motion to approve.
Crowe/Sorensen - approved unanimously.

MEETING ADJOURNED AT 8:20 p.m. Cassette recorder utilized.
#4 side 1 & 2



Mayor

REGULAR COUNCIL MEETING OF DECEMBER 12, 1983

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, Mc Carty and Melton as Mayor Protem.

ABSENT: Mayor Bogue

PUBLIC HEARINGS: 7:08 p.m.

1. C-83-05; Harris.

Planner Orr explained the request to allow residential use in a B-2 (General Retail) district.

There was no public opposition.

Motion to approve.

Crowe/Sorensen - approved unanimously.

MINUTES: Approved as posted.

OLD BUSINESS:

1. SP-83-06; Dolphin Reach Association.

Motion to reverse motion requiring independent soils analysis at meeting of November 28 and now proceed with site plan request.
Ekberg/Crowe - approved unanimously.

Motion to approve with the following recommendations:

1. Curb and gutter as required by the Public Works Director shall be provided along the frontage of Soundview Drive.
2. Storm drainage facilities shall be installed in accordance with standard engineering practice and approved by the Public Works Director.
3. Fire protection devices shall conform to the specifications of the fire prevention district.
4. Delineate all open parking spaces with white paint.
5. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscaped areas.
6. Fire protection improvements required shall have been installed and be operable at the time the building department is requested to make the final inspection of approved structures.
7. Building permit for approved structures shall be secured and construction commence within two years subsequent to approval of this site plan by the City Council or said approval shall be void.
8. Prior to securing a building permit, submit a specific landscaping plan prepared by a landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
9. All recommendations contained in the soils report be adhered to.
10. The owner shall be required to supply the city with an erosion control plan to be implemented during construction and a long shore materials transport study.
11. Sidewalks shall be provided along Soundview frontage.

12. The site shall be left in its natural state until such time a building permit is obtained.
13. The owner, at his discretion, could have the option of relocating building #1 to the west maintaining the general side yard setbacks and concept.

Sorensen/Mc Carty - approved unanimously.

Motion to amend original motion deleting beach pavillion from plan.

Ekberg/Crowe - passed by a vote of 2 - 1 with 1 abstaining.

Motion to amend original motion to include providing the City with certification of liability insurance in the amount not less than 1 million dollars.

Ekberg/Crowe - approved unanimously.

2. Pierce County Library at Pt. Fosdick Contract Considerations.

Rosemary Ross, Ad hoc committee member, spoke in favor of the contractual agreement.

Motion to accept the following recommendation:

1984 - The City would enter a transitional service contract for service to the entire city. The cost of services would be based on \$6,500 prorated and reimbursement to the library for each family card requested by a city resident (\$30.00). The City will put before the voters the issue of annexing to the library district. The library on Judson St. would continue to operate.

1985 - The City would enter a service contract. The cost to be based on total assessed valuation.

Also to add 1986 as a contract year.

Ekberg/Crowe - approved unanimously.

3. Ordinance combining accounting funds - 2nd reading - Ordinance #439.

Motion to approve Ordinance #439.
Crowe/Ekberg - approved unanimously.

4. Salary adjustments for Mayor and City Council positions - 1st reading.

NEW BUSINESS:

1. LESA communications contract - Resolution #179.

Motion to approve with the condition the Police Chief will develop alternatives and have to City Administrator by 6-1-84.
Ekberg/Sorensen - approved unanimously.

2. Changes in ICMA Deferred Compensation Plan - Resolution #180.

Motion to adopt Resolution #180.
Crowe/Sorensen - approved unanimously.

3. Request by Shore Acres (Water District) to service a proposed duplex structure.

Motion to table to allow time for staff recommendations.
Ekberg/Mc Carty - approved unanimously.

4. Ordinance repealing the 1984 Budget Ordinance and adopting a new Budget Ordinance - 1st reading.

5. Ordinance repealing the 1984 Ad Valorem Tax Ordinance and adopting a new 1984 Ad Valorem Tax Ordinance - 1st reading.

6. Liquor license renewal - Harbor Inn Restaurant.

Council had no objections.

7. Liquor license change of corporate officers - Harbor Landing Restaurant.

Council had no objections.

Recessed to an executive session at 8:19 p.m.

Cassette recorder utilized. #5 side 1 & 2.



Mayor

REGULAR COUNCIL MEETING OF DECEMBER 27, 1983

Motion to appoint Councilman Sorensen as Mayor Protem.
Crowe/Mc Carty - approved unanimously.

Present: Councilmembers Crowe, Mc Carty, and Mayor Protem
Sorensen

Absent: Councilmembers Ekberg, Melton and Mayor Bogue

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-83-06, SDP-83-03, C-83-04; Turner Waterfront.
Request approval to construct a 91 slip marina, a 96 space vehicle parking lot, a 6,000 sq. ft. restaurant, a 2,000 sq. ft. yacht owners clubhouse, public observation float and related facilities. Planning Commission recommends conditional approval. Hearing set for January 9, 1984.

DEPARTMENT MANAGERS REPORT:

Administrator - Pt. Fosdick Library - Director Snider reported the library has accepted the offer made by the City.

OLD BUSINESS:

1. 2nd reading - Ordinance repealing the 1984 Budget Ordinance and adopting a new Budget Ordinance - #440.

Motion to adopt Ordinance #440.
Crowe/Mc Carty - approved unanimously.
2. 2nd reading - Ordinance repealing the 1984 Ad Valorem Tax Ordinance and adopting a new tax ordinance - #441.

Motion to adopt Ordinance #441.
Mc Carty/Crowe - approved unanimously.
3. 2nd reading - Ordinance repealing Ordinance #230 and setting a new salary schedule for Mayor and Council positions - #442.

Motion to approve Ordinance #442 changing Council salaries to as follows: 1984 - \$40.00 per month
1985 - \$70.00 per month 1986 - \$100.00 per month.
Mc Carty/Crowe - approved unanimously.

Motion to amend original motion to include 1987 - \$125.00 per month.
Crowe/Mc Carty - approved unanimously.
4. Request by Shore Acres Water District to service a proposed duplex structure.

Motion to grant service to 2 duplex units.
Mc Carty/Crowe - approved unanimously.

NEW BUSINESS:

1. 1984 fire contract.

Motion to accept contract with conditions advised by City Attorney.
Crowe/Mc Carty - approved unanimously.

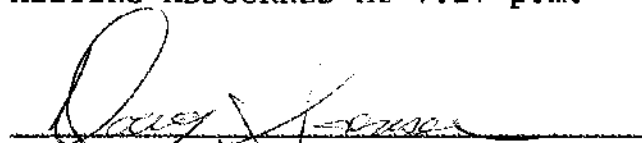
COUNCIL COMMITTEE REPORTS:

1. Councilman Mc Carty reviewed report on water supply areas.

Motion to accept recommendations by Public Works Department.
Crowe/Mc Carty - approved unanimously.

BILLS: Motion to approve.
Crowe/Mc Carty - approved unanimously.

MEETING ADJOURNED AT 7:27 p.m. Cassette recorder utilized.
#1 side 1


Mayor

REGULAR COUNCIL MEETING OF JANUARY 9, 1984

PRESENT: All present.

Director Snider gave the Oath of Office to the newly elected Councilmembers Melton, Crowe and McCarty.

PUBLIC HEARINGS:

1. SP-83-06, SDP-83-03, C-83-04; TURNER WATERFRONT.
Planner Orr explained the request to construct a 91 slip marina, a 96 space vehicle parking lot, a 6,000 sq. ft. restaurant, a 2,000 sq. ft. yacht owner's clubhouse, public observation float and related facilities.

a. SDP-83-03.

John Ross spoke in favor of the request.

John Paglia expressed concern regarding the project as it relates to the Shoreline Master Program.

MOTION: To close public hearing on SDP-83-03.
Ekberg/Melton - approved unanimously.

MOTION: To table decision until next meeting.
Ekberg/Melton - approved unanimously.

b. C-83-04.

Bob Betts spoke in favor.

John Paglis expressed concerns regarding the project.

MOTION: To close the public hearing on C-83-04.
McCarty/Sorensen - approved unanimously.

MOTION: To table decision until next meeting.
McCarty/Sorensen - approved unanimously.

c. SP-83-06.

Bob Betts spoke in favor.

John Paglia expressed concern regarding the project.

MOTION: To close the public hearing on SP-83-06.
Sorensen/Croze - approved unanimously.

MOTION: To table decision until next meeting.
Sorensen/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. RZ-83-03; Scannel/Poe rezone.

Petition to reclassify one parcel containing approximately .74 acres from R-1 to RB-1 located at the northeast corner of the intersection of Stinson and Rosedale. Planning Commission recommends denial. Hearing set for January 23, 1984.

2. Ordinance Amendment; Professional Offices as a conditional use in a W-1 zone. Planning Commission recommends approval. Hearing set for January 23, 1984.

OLD BUSINESS:

1. Ordinance amending 1983 budget - 2nd reading - Ordinance #443.

MOTION: To adopt Ordinance #443.
Ekberg/Sorensen - approved unanimously.

NEW BUSINESS:

1. Assigned Counsel Contract.

MOTION: To approve contingent upon Attorney Hess, Director Snider and Mayor Bogue approving submitted contract.
Crowe/Ekberg - approved unanimously.

2. Sky Realty request for extension of water service.

MOTION: To approve the extension of water service.
Crowe/Ekberg - approved unanimously.

3. LEFF Board appointment.
Council took no action.

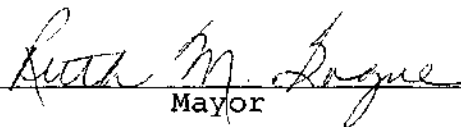
BILLS:

MOTION: To approve.
Crowe/Melton - approved unanimously.

Council recessed to an executive session for discussion of pending lawsuits.

MEETING ADJOURNED AT 10:02 p.m.

Cassette recorder utilized.
Side 1 #120 - Side 2 - \$47



Mayor

REGULAR COUNCIL MEETING OF JANUARY 23, 1984

Present: Councilmembers Ekberg, Crowe, Mc Carty and Mayor Bogue

Absent: Councilmembers Melton and Sorensen

PUBLIC HEARINGS: 7:10 p.m.1. RZ-83-03; Scannel/Poe Rezone.

Petition to reclassify one parcel containing approximately .74 acres from R-1 to RB-1 located at the northeast corner of the intersection of Stinson and Rosedale.

Ken Jones, representing applicants, spoke in favor.

Marie Lovrovich, Chet Larson, Ed Worthen, and Les Speer spoke in opposition citing possible increased traffic and questioning need in city for additional office space.

Motion to deny rezone request #83-03.
Ekberg/Crowe - denied by a vote of 2 - 1.

2. Ordinance amendment; Professional offices as a conditional use in a W-1 District - 1st reading.

Vicki Hogan, applicant, and Marie Lovrovich spoke in favor.

MINUTES: Approved as posted.

CORRESPONDENCE:1. Peninsula Orthopedic Guild.

Request for permission to operate retail sales outlet in R-1. To determine if definition of club was intended to include retail sales.

Councilman Ekberg excused himself due to a possible conflict of interest.

Motion to table.
Crowe/Mc Carty - approved unanimously.

DEPARTMENT MANAGERS REPORT:

Public Works Director - Request for Council direction on purchase of Olympic Mall Water System.
Motion to direct staff to compile further information.
Mc Carty/Ekberg - approved unanimously.

OLD BUSINESS:1. SP-83-06; SDP-83-03; C-83-04; Turner waterfront.
Planner Orr briefly reviewed the project.a. Shoreline Development Permit - 83-03.

Motion to approve SDP-83-03.
Crowe/Mc Carty - approved unanimously.

b. Conditional Use Permit - 83-04.

Motion to approve subject to issues raised in report from Dr. Cheney regarding upland surface water, water quality, upland vegetation, wildlife and aquatic resources.
Crowe/Mc Carty - approved unanimously.

c. Site Plan - 83-06.

Motion to approve subject to the following conditions:

1. Building permit for approved structures shall be secured and construction commence within two years subsequent to approval of this application by the City Council or said approval shall be void.
2. Storm drainage water shall be treated with an oil/sludge separator.

3. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
4. Prior to securing a building permit, submit a specific landscaping plan prepared by a licensed landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposal indicated of the submitted exhibit and include a mechanical irrigation plan. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
5. Fire protection improvements shall conform to the specifications of the Uniform Building Code and all applicable local codes.
6. All parking areas shall be delineated with white paint.
7. All piers, docks, and floats shall be constructed and maintained in a safe and sound condition.
8. Pilings employed in piers or any other structure shall have a minimum vertical clearance of one foot above extreme high water.
9. The dock facilities shall be equipped with adequate life saving equipment such as life rings, hook and ropes.
10. Marina operator shall post all regulations pertaining to handling and disposal of waste, sewage or toxic materials where all marina users may easily read them.
11. Adequate garbage or litter receptacles shall be provided and maintained by the marina operator at several locations convenient to users.
12. Restrooms for the public shall be provided in the yacht owner's clubhouse. Signs shall be posted such that the restrooms are readily identifiable.
13. Signs shall be posted at each pedestrian entrance, indicating public access.
14. Lighting for the project shall be shielded or "100% cut-off" fixtures required.
15. Boaters should not use their marine toilets while moored unless these toilets are self-contained or have an approved treatment device. Signs stating this should be posted where they are readily visible to all boaters.
16. More accurate design of the buildings be provided for Planning Department approval prior to any construction.
17. Condition of the public access for areas that have been outlined on the site plan for public access, that these areas be properly signed with the approval of the building staff so that the public can recognize them as public access. The City Attorney should review the method by which this access and maintenance can be guaranteed to the public in the future.

Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

1. Election of Mayor Pro-tem.

Motion to elect Nancy Melton for the year of 1984.
Crowe/Ekberg - approved unanimously.

2. Approval of capital expenditure for computer printer.

Motion to approve staff recommendation to purchase new computer printer.
Crowe/Ekberg - approved unanimously.

3. Liquor application by firefighters association.

Director Snider explained this request is for one event only.

Motion to approve.
Crowe/Mc Carty - approved unanimously.

4. School district's request for traffic revision at Gig Harbor High School.

Motion to direct staff to obtain further information.
Ekberg/Crowe - approved unanimously.

5. Pierce County request for Council comments on road connection.

Motion to follow staff recommendations below and forward concerns to P.A.C. meeting and to the County.

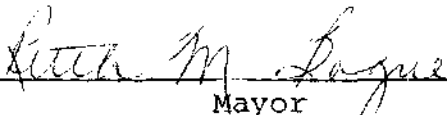
1. The County should initiate a traffic study to determine signaling and traffic routing requirements at Rosedale and 46th and upon Gig Harbor Council approval, install those facilities now or when actual traffic volumes require them.
2. To reduce future traffic on routes through Gig Harbor to the freeway access on Pioneer Way, plans be developed, and at a minimum, right of way be purchased now for a north-south road from the general prison area to the Sehmel Drive area. The construction of that road should be tied to a specific agreed upon traffic volume at the Rosedale-46th Avenue intersection and completion of the proposed interchange.
3. Staff feels that item 13f page 10 of the Environmental checklist should indicate that the proposal will result in an increase in traffic hazards to motor vehicles, bicyclists and pedestrians. The Environmental Impact analysis should be expanded to include Rosedale and increased traffic through Gig Harbor.

Crowe/Ekberg - approved unanimously.

BILLS:

Motion to approve.
Crowe/Mc Carty - approved unanimously.

Recessed to executive session at 8:32 p.m. Cassette recorder utilized.
#1 side 2 start @ 50.



Mayor

REGULAR COUNCIL MEETING OF FEBRUARY 14, 1984

Present: Councilmembers Crowe, Melton, Sorensen, Mc Carty
and Mayor Bogue

Absent: Councilmember Ekberg

PUBLIC HEARINGS: None scheduled

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SDP-83-04; Ross/Bez
Request for a substantial development permit to allow construction of a bulkhead at 3309 Harborview Dr. Planning Commission recommends approval. Hearing set for February 27, 1984.
2. RZ-84-02; Uddenberg/Babich
Request to reclassify two parcels from R-2 to RB-1, located at the intersection of Soundview and Harborview, opposite Judson St. Planning Commission recommends approval. Hearing set for February 27, 1984.

DEPARTMENT MANAGERS REPORT:

- Administrator - Director Snider informed Council Gig Harbor is now a recognized city by International City Managers Association.
- Public Works - Director Heinecke requested Council guidance regarding improvements at intersection of Kimball and Pioneer.
Council request: staff to develop guidelines and report back.

OLD BUSINESS:

1. Ordinance Amendment; Professional Offices as a conditional use in a W-1 district.

MOTION: continue until meeting of Feb. 27, 1984.
Sorensen/Mc Carty - approved unanimously.

2. Peninsula Orthopedic Guild.
Request for permission to operate retail sales outlet in R-1 to determine if definition of club was intended to include retail sales. Planner Orr explained R-1 zoning allows a club. The zoning ordinance definition of a club includes the term charitable purposes. Was this definition intended to include the sale of merchandise?

MOTION: retail sales are not included in the definition of a club.

Crowe/Mc Carty - approved unanimously.

3. City Public Works Shop location.

MOTION: accept recommendation by Mayor Bogue to form ad hoc Committee to work with Public Works Director.
Crowe/Mc Carty - approved unanimously.

NEW BUSINESS:

1. 1984 Jail Contract.
 - a. 1984 Jail Services.

MOTION: accept the following recommendations:

1. Contract with Pierce County to house prisoners committed after arrest and those committed by the court for more than 2 days; and
2. Contract with the City of Puyallup to house prisoners committed by the court for two days or less.
Crowe/Mc Carty - approved unanimously.

b. Response to county calls.

MOTION: accept the following recommendations:


1. The City formally offered it's willingness and ability to respond to County calls for a fixed cost; and,
 2. Offer to respond to County calls for the next 30 days or until the County responds to the City's offer, which ever occurs first.
- Crowe/Sorensen - approved unanimously.

c. Past due billing.

MOTION: accept the following recommendations:

1. The billing of calls for service be updated to January 1, 1984 and forwarded to Pierce County.
 2. The City will inform the County of it's willingness to pay it's outstanding debt when the County informs the City of it's willingness to pay it's outstanding debts.
 3. The City will routinely notify the County of the outstanding balance until paid in full.
- Mc Carty/Sorensen - approved unanimously.

MEETING ADJOURNED AT 8:00 P.M. Cassette recorder utilized.
Cassette #2 side 1 001 - 266.



Mayor

REGULAR COUNCIL MEETING OF FEBRUARY 27, 1984

PRESENT: Councilmembers Ekberg, Melton, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilman Crowe

PUBLIC HEARINGS: 7:08 p.m.

1. SDP-83-04; Ross/Bez.

Request for a substantial development permit to allow construction of a bulkhead at 3309 Harborview Drive.

There was no public input.

MOTION: To approve substantial development permit request. Melton/Mc Carty - approved unanimously.

2. RZ-84-02; Uddenberg/Babich.

Request to reclassify two parcels from R-2 to RB-1 located at the intersection of Soundview and Harborview, opposite Judson Street.

Terry Fenton, consultant representing the applicants, spoke in favor.

MOTION: To close public hearing on rezone request. Sorensen/Ekberg - approved unanimously.

MOTION: To deny rezone request.

Ekberg/Sorensen - Rezone failed to pass by a vote of 2 - 2.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-84-02; Olympic Village Exxon.

Variance request to allow extension of a service station canopy 16'5½" where 15' is otherwise permitted. Planning Commission recommends approval. Hearing set for March 12th.

2. SP-84-01, V-84-03; Western Clinic.

Request for site plan and variance approval to allow construction of a 9010 sq. ft. medical facility, 27' in height where 24' is allowed, located on Kimball Drive. Planning Commission recommends conditional approval. Hearing set for March 12th.

OLD BUSINESS:

1. Second reading of an ordinance amendment allowing professional offices as a conditional use in a W-1 district.

MOTION: To continue 2nd reading of ordinance amendment allowing professional offices as a conditional use in a W-1 district to give staff time to review additional information submitted.

Sorensen/Melton - approved unanimously.

NEW BUSINESS:

1. Scannell/Poe request for Council reconsideration of a rezone decision.

MOTION: To reconsider rezone decision on Scannell/Poe. Mc Carty/Melton - approved by a vote of 3 - 1, scheduled for meeting of March 26, 1984.

BILLS: MOTION: To approve bills. Melton/Mc Carty - approved unanimously.

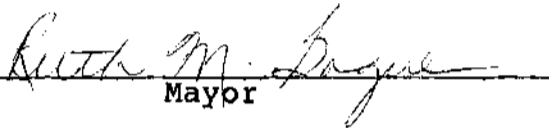
OTHER BUSINESS:

1. Terry Fenton, representing applicants Uddenberg/Babich in the rezone request heard earlier at this meeting requested a reconsideration at a later date before a full council.

MOTION: To reconsider rezone request #84-02; Uddenberg/
Babich.

Melton/Mc Carty - approved; scheduled for meeting of
March 12, 1984.

MEETING ADJOURNED AT 8:14 p.m. Cassette recorder utilized.
#2 - side 1 330 - end.



Mayor

REGULAR COUNCIL MEETING OF MARCH 12, 1984

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, Mc Carty and Mayor Bogue.

ABSENT: Councilmember Melton

PUBLIC HEARINGS: 7:13 p.m.

1. RZ-84-02; Uddenberg/Babich.

Request to reconsider rezone petition for two parcels of land from R-2 to RB-1.

Alan Overland, Attorney representing the applicants, requested a continuance until the meeting of March 26, 1984.

MOTION: To continue to March 26, 1984.
Mc Carty/Sorensen - approved unanimously.

2. V-84-02; Olympic Village Exxon.

Variance request to allow extension of a service station canopy 16'5½" where 15' is otherwise permitted.

Jim Harrison, representing applicants, spoke in favor.

MOTION: To approve V-84-02.
Ekberg/Crowe - approved unanimously.

3. SP-84-01, V-84-03; Western Clinic.

Request for site plan and variance approval to allow construction of a 9010 sq. ft. medical facility 27' in height where 24' is allowed.

Don Simons and Bill Lynn, representing applicants, spoke in favor.

A. SP-84-01.

MOTION: Approve site plan to include:

1. Recommendation 1,4, that portion of 5 relating to lighting exterior of building, parking areas, 8, 9, 10, 11.
2. Delete 6, 7, 12.
3. Subject to LID 2, 3, that portion of 5 relating to street frontage lighting.

MOTION to amend original motion: Recommendation #7 to be included.

Ekberg/Crowe - approved by a vote of 3 - 2.

MOTION to amend original motion: Recommendation #12 to be included.

Sorensen/Ekberg - failed by a vote of 3 - 2.

MOTION to approve as amended: Approve site plan to:

1. Curb, gutter, sidewalk shall be installed along Kimball frontage. Said improvements to be constructed prior to final inspection of the structure.
2. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.

3. A lighting plan for the exterior of the building and parking areas shall be provided and subject to approval by the Planning Department.
4. A 10' landscape buffer shall be provided along the northerly line separating the parking area from adjacent undeveloped property.
5. Delinate all parking spaces with white or yellow paint.
6. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
7. Prior to securing a Building Permit submit a specific landscaping plan prepared by a landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
8. Building Permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.

The Council required the following conditions subject to participation in a L.I.D.:

9. Kimball Drive shall be widened to provide a center turn lane into the project. Exact location shall be determined by the Public Works Director.
 10. A proportion of the traffic improvements at the Pioneer and Kimball intersection shall be assessed to this development, when costs are determined and the allocation method of those costs are approved by the City Council.
 11. Lighting plan for the Kimball Street frontage.
Mc Carty/Crowe - approved.
- B. V-84-03.
Bob Christiansen, architect, representing applicant, spoke in favor.

MOTION: To approve V-84-03.
Crowe/Sorensen - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-84-01; Ross.
Request for a variance to allow an addition onto a residence 23' in height where 15' is required and 6' from a side setback where 10' is required. Planning Commission recommends approval. Hearing set for March 26th.
2. V-84-04; Jerkovich.
Request to maintain a detached accessory structure 13' from a street where 25' is required. Planning Commission recommends approval. Hearing set for March 26th.
3. Westside Business Area Zoning and Sign Regulations.
Hearing set for March 26th.

OLD BUSINESS:

1. Second reading of an ordinance amendment allowing professional offices as a conditional use in a W-1 district.

MOTION: To deny the proposed conditional use of offices in the W-1 district.
Sorensen/Ekberg - approved unanimously.

2. Report from public works committee on site for public works shop.

MOTION: To accept committees recommendation of price and location and also consider any useable existing structure.
Mc Carty/Crowe - approved unanimously.

MOTION to amend original motion: The total cost of the land purchase, site development, utilities should not exceed \$100,000 and the total cost of land and structure shall not exceed \$175,000.

Ekberg/Crowe - approved unanimously.

3. Amendment of site plan SP-80-08 and parking plan for Westshore Marina.

MOTION: To approve amendment of SP-80-08 and parking plan for Westshore Marina.

Crowe/Ekberg - approved unanimously.

NEW BUSINESS:

1. Request by Chester Dadisman to trim trees on Goodman.

MOTION: To approve recommendation to trim trees to include trees not be trimmed to lower than 3 - 4 feet and all trimmings be removed by applicant.

Crowe/Mc Carty - approved unanimously.

2. Request by R. J. Moore for extension of utility services.

R. J. Moore, applicant, spoke in favor.

MOTION: To approve water service and to delay connection to sewer system until the sewage treatment plant is expanded.
Crowe/Sorensen - approved unanimously.

3. Storm drainage utility.

MOTION: To approve staff's proposed processing and time frame.

Mc Carty/Ekberg - approved unanimously.

MOTION: To approve staff recommendations regarding use of revenues generated from the utility.

Crowe/Ekberg - approved unanimously.

4. Liquor license renewal for Candles & Wines, LTD.

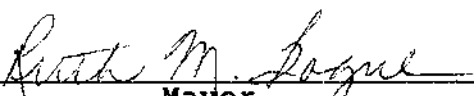
MOTION: To approve renewal.

Crowe/Mc Carty - approved unanimously.

MEETING RECESSED TO AN EXECUTIVE SESSION AT 9:42 p.m.

Cassette recorder utilized.

#2 - all of side 2 and #3 - 001 thru 144



Mayor

REGULAR COUNCIL MEETING OF MARCH 26, 1984

PRESENT: Councilmembers Ekberg, Melton, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilmember Crowe

PUBLIC HEARINGS: 7:18 p.m.

1. V-84-01; Ross.

Request for a variance to allow an addition onto a residence 23' in height where 15' is required and 6' from a side setback where 10 is required.

There was no public input.

MOTION: To approve V-84-01.
Sorensen/Mc Carty - approved unanimously.

2. V-84-02; Jerkovich.

Request to maintain a detached accessory structure 13' from a street where 25' is required.

There was no public input.

MOTION: To grant V-84-02 subject to obtaining a building permit within 60 days.
Ekberg/Melton - approved unanimously.

3. RZ-83-03; Scannel/Poe.

Request to rezone a parcel of land from R-1 to RB-1 located at the northeast corner of Stinson and Rosedale.

Ken Jones, representing the applicants, spoke in favor.

Les Speer, Ed Worthen, Chet Larson, and Marie Lovrovich spoke in opposition.

MOTION: To approve RZ-83-03 subject to contract zone prepared by City Attorney to allow zone change subject to a contract zone contingent upon site plan approval.
Mc Carty/Melton - passed by a vote of 3 - 1.

4. RZ-84-02; Uddenberg/Babich.

Request to rezone a parcel of land from R-2 to RB-1 located at the intersection of Soundview and Harborview opposite Judson Street.

Terry Fenton, representing applicants, Keith Uddenberg, Tom Morberg, Jim Ryan, Peter Babich, Helen Castelan, Alan Overland, and Jim Winch all spoke in favor.

Stevens Dimant spoke in opposition.

MOTION: To approve RZ-84-02.
Melton/Mc Carty - passed by a vote of 3 - 1.

MOTION to amend original motion: Subject to a contract zone with site plan approval submitted by Mr. Uddenberg.
Sorensen/Mc Carty - passed by a vote of 3 - 1.

5. Westside Business Area Zoning and Sign Regulations.

Jeff Moore, representing applicants, and Tim Lawson, President of The Chamber of Commerce, spoke in favor.

Clarice Johnson spoke in opposition to the proposed sign code.

Kae Patterson and Karen Drum expressed concerns of establishing what is to be achieved before this project proceeds farther.

Ron Lopp listed several concerns regarding proposed zoning ordinance.

Next public hearing scheduled for April 9, 1984.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. RZ-84-01; Moshier/Rowe.
Request to rezone property from R-1 to RB-1 located just south of Delmonico's Restaurant. Planning Commission recommends approval. Hearing set for April 9, 1984.
2. SP-84-02; V-84-05; Kimball Center.
Request for site plan and variance approval to allow construction of a 9010 sq. ft. medical facility, 27' in height where 24' is allowed located on Kimball Drive. Planning Commission recommends approval. Hearing set for April 23, 1984.
3. V-84-06; Garnett.
Request to construct a residence 27'11" in height where 24' is otherwise permitted. Planning Commission recommends approval. Hearing set for April 9, 1984.
4. V-84-07; Drage.
Request to construct an addition onto an existing residence so as to reduce a setback from 25' to 4'. Planning Commission recommends approval. Hearing set for April 9, 1984.

NEW BUSINESS:

1. 1985 - 1987 Capital Replacement Plan.
Tabled until meeting of April 9, 1984.
2. Special occasion liquor license for Peninsula Elks.
Council had no objections to this special occasion license.

BILLS: MOTION: To approve.
Mc Carty/Sorensen - approved unanimously.

Meeting adjourned at 9:53 p.m.

Cassette recorder utilized.
#3 - side #1 150 to end, side 2 001 - 215.



Mayor

REGULAR COUNCIL MEETING OF APRIL 9, 1984

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, Mc Carty, and Mayor Bogue.

ABSENT: Councilmember Melton

PUBLIC HEARINGS: 7:07 p.m.

1. V-84-06; Garnett.

Request to construct a residence 27'11" in height where 24' is otherwise permitted.

Greg Garnett, applicant, spoke in favor.

MOTION: To grant V-84-06 as requested.
Ekberg/Crowe - approved unanimously.

2. V-84-07; Drage.

Request to construct an addition onto an existing residence so as to reduce a street setback from 25' to 4'.

Eric Drage, applicant, spoke in favor.

MOTION: To approve V-84-07.
Sorensen/Mc Carty - approved unanimously.

3. RZ-84-01; Moshier/Rowe.

Request to rezone property from R-1 to RB-1.

Bill Stratton, representing applicants, and Stan Moshier, applicant, spoke in favor.

MOTION: To approve RZ-84-01.
Mc Carty/Crowe - passed by a vote of 3 - 1.

4. Westside Business Area Zoning and Sign Regulations.

Jeff Moore and Celia Anderson, both representing applicants, spoke in favor of their proposals for zoning and sign regulations.

Ron Lopp and Tom Morfee expressed several concerns regarding proposed sign regulations.

Karen Drum and Lois Hartwig spoke of need to keep uniqueness of Gig Harbor and harmonious and coordinated signage for all of Gig Harbor.

MINUTES: Approved as posted.

OLD BUSINESS:

1. Council policy on police response outside of city.

Council requested information on possible options by next meeting.

2. 1985 - 1987 Capital Replacement Plan.

Council requested information on actual cost break down for purchasing vs. leasing of vehicles, debt limitation, and exact procedure for bidding process.

Meeting recessed to executive session at 9:43 p.m.

1. Union contract negotiations.

Cassette recorder utilized. #3 - side 2 225 - end.
#4 - side 1 001 - 387.

REGULAR COUNCIL MEETING OF APRIL 23, 1984

MOTION: To appoint Dan Jackson as temporary replacement for Councilmember Melton.
Sorensen/Crowe - approved unanimously.

PRESENT: All present.

PUBLIC HEARINGS: 7:13 p.m.

1. SP-84-02, V-84-05; Kimball Center

Petition for site plan approval and variance to allow development of 3 commercial buildings containing 16,250 sq. ft., 21' in height where 15' is otherwise permitted, located at the southwesterly corner of the intersection of Pioneer and Kimball.

Don Huber, Tom Morris, applicants, and Gary Dreyer, spoke in favor of these requests.

A. SP-84-02.

MOTION: To approve SP-84-02 with the following recommendations:

1. Curb, gutter, sidewalk shall be installed along Kimball and Pioneer frontage. Said improvements to be constructed prior to final inspection of the structure. These improvements along with those other conditions relating to traffic improvements could be considered as part of L.I.D.
2. Kimball Drive shall be widened to provide a center turn lane into the project. Exact location shall be determined by the Public Works Director.
3. A proportion of the traffic improvements at the Pioneer and Kimball intersection shall be assessed to this development, when costs are determined and the allocation method of those costs are approved by the City Council.
4. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
5. A lighting plan for the exterior of the building, parking areas and street frontage shall be provided and subject to approval by the Planning Department.
6. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make final inspection of approved structures. Fire protection devices shall be in accordance with the fire code.
7. Delinate all parking spaces with white or yellow paint.
8. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
9. Prior to securing a Building Permit submit a specific landscaping plan prepared by a landscape contractor to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.

10. Building Permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.
11. Because of the narrow nature of the north end of this lot, a 10' landscape buffer shall be provided between the edge of the parking area and the city right of way and the Kimball and Pioneer property lines with no less than 4' of developer property utilized in that 10' buffer. Additionally a minimum of 10' of landscaping shall be provided along the south side of building #1 and the west side of building #3.
12. All building exteriors shall be constructed of wood and glass with shingle roofs. The color scheme shall be of a Pacific Northwest theme.

Crowe/Ekberg - approved unanimously.

B. V-84-05.

MOTION: To approve V-84-05.
Crowe/Jackson - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-84-03, V-84-08; Sound Athletic Physical Therapy.
Petition for site plan approval and variance to allow an addition onto an existing clinic 10'8" from a side line where 20' is otherwise required located at 7306 Stinson. Planning Commission recommends approval. Hearing set for May 14, 1984.
2. V-84-09; Chalk.
Request for variance to allow commercial use of a building without the required off-street parking located at 3120 Harborview. Planning Commission recommends approval. Hearing set for May 14, 1984.
3. Correspondence from Brocato & Hogan requesting Council to reconsider ordinance amendment allowing professional offices as a permitted or conditional use.

Motion to deny request for rehearing.
Mc Carty/Sorensen - approved unanimously.

OLD BUSINESS:

1. Ordinance rezoning Moshier/Rowe property - 2nd reading - Ordinance #446.

MOTION: To approve Ordinance #446.
Mc Carty/Crowe - approved by a vote of 4 - 1.

2. Westside Business Area Zoning and Sign Regulations.
Study session set for Monday April 30th at 7:00 p.m.
3. Policy on police response outside city limits.

MOTION: To approve response contract for service outside the city limits.
Crowe/Sorensen - approved unanimously.

4. Storm Drainage Utility.

MOTION: To refer recommendations to Public Works Committee.
Crowe/Ekberg - approved unanimously.

NEW BUSINESS:

1. 1984 Police Union Contract.

MOTION: To approve contract.
Crowe/Ekberg - approved unanimously.

2. 1984 Public Health Contract.

MOTION: To approve contract.
Crowe/Mc Carty - approved unanimously.

3. 1984 Puyallup Jail Contract.

MOTION: To approve contract.
Crowe/Mc Carty - approved unanimously.

BILLS:

MOTION: To approve.
Crowe/Ekberg - approved unanimously.

MEETING ADJOURNED AT 9:15 p.m.

Cassette recorder utilized. #4 - side 1 400 - end.
side 2 001 - 463



Mayor

REGULAR COUNCIL MEETING OF MAY 14, 1984

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, Mc Carty, Jackson and Mayor Bogue

STUDY SESSION:

Jeff Moore, representing the Westside Business Association, requested a continuance of the study session scheduled tonight.

Study session set for Monday, May 21st at 7:30 p.m.

PUBLIC HEARINGS: 7:11 p.m.

1. SP-84-03, V-84-08; Sound Athletic Physical Therapy
Petition for site plan approval and variance to allow an addition onto an existing clinic 10'8" from a side line where 20' is otherwise required located at 7306 Stinson.

A. SP-84-03.
Kae Paterson spoke in favor.

MOTION: To approve with the following recommendations:
1. The access drive and parking be paved.
2. Delineate the parking areas with paint.
Crowe/Ekberg - approved unanimously.

B. V-84-08.
Cheri Grant, applicant, spoke in favor.

MOTION: To approve variance request.
Jackson/Crowe - approved unanimously.

2. V-84-09; Chalk
Request for variance to allow commercial use of a building without the required off-street parking located at 3120 Harborview.

MOTION: To approve with the following condition:
1. The building is used as a card shop only and the variance is not to run with the property and not be grandfathered when the applicant vacates.
Crowe/Mc Carty - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-84-04, C-84-01; Moreland.
Request for site plan approval and conditional use permit to allow development of commercial office spaces and a residence in a B-2 District located at 7512 Stanich. Planning Commission recommends approval. Hearing set for May 29, 1984.

2. C-84-02; Paine.
Request for conditional use permit to allow a residence in a B-2 District located along the north side of N. Harborview 200' easterly of Burnham Drive. Hearing set for May 29, 1984.

3. Liquor Control Board request for review of annual license renewals for Thriftway, Harvester, Delmonico's, W.B. Scott's, Eagles, Harbor Inn, Harbor Landing, Shoreline, Tony's, Hy-Iu-Hee-Hee, Tides, Linda's Deli, Pizza Harbor, Sunny's Deli.
Council had no objections to these renewals.

OLD BUSINESS:

1. SP-84-02; Kimball Center Site Plan.
Request for reconsideration of SP-84-02.

MOTION: Not to reconsider SP-84-02.
Ekberg/Jackson - approved unanimously.

Don Huber, applicant, addressed two areas he would like reconsidered.

MOTION: To reopen public hearing for the landscaping requirement along the west side of building #1 only.
Crowe/Sorensen - approved unanimously.

2. Storm drainage utility - billing method selection.

MOTION: To adopt billing procedure #2 as recommended by Public Works Committee and staff.
Ekberg/Crowe - approved unanimously.

3. Capital replacement plan - lease of vehicles.

MOTION: To approve capital replacement plan.
Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

1. A resolution authorizing Pierce County Housing Authority to operate programs in Gig Harbor.

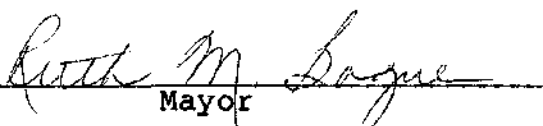
MOTION: To continue request to obtain additional information.
Crowe/Jackson - approved unanimously.

2. Presentation by Association of Washington Cities on the Model Conservation Standards.

Kurt Creager, Association of Washington Cities, gave an oral and slide presentation explaining the model conservation standards.

MEETING ADJOURNED AT 8:45 p.m.

Cassette recorder utilized. #5 - Side 1 001 - 616.



Mayor

REGULAR COUNCIL MEETING OF MAY 29, 1984

PRESENT: Councilmembers Ekberg, Crowe, Melton, Mc Carty and Mayor Bogue.

ABSENT: Councilmember Sorensen

PUBLIC HEARINGS: 7:12 p.m.

1. SP-84-02; Kimball Center.

Request to amend condition of approval regarding a yard setback.

Gary Dreyer spoke in favor.

MOTION: To approve subject to:

1. Landscaping along the west side of building #3 shall be reviewed and approved by staff. The landscape materials shall consist of a Puget Sound Native Coastal Mix.
2. The asphalt located between building #2 and 3 along the west side property line shall also be screened with materials consisting of a Puget Sound Native Coastal Mix.

Crowe/Mc Carty - approved unanimously.

2. SP-84-04, C-84-01; Moreland.

Request for site plan approval and conditional use permit to allow development of commercial office spaces and a residence in a B-2 district located at 7512 Stanich.

A. C-84-01.

There was no public opposition.

MOTION: To approve C-84-01.

Ekberg/Crowe - approved unanimously.

B. SP-84-04.

There was no public opposition.

MOTION: To approve with the following conditions:

1. A 6" water line shall be extended from the existing hydrant on View Street to the 6" line on Stanich and Lewis. A fire hydrant shall be installed at the intersection of Short Street and Stanich.
2. The property owner shall convey a 15 foot easement along the east edge of the property to the City.
3. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
4. A minimum of 25' setback shall be provided from Short Street right-of-way.
5. To facilitate emergency vehicle access and safe traffic maneuverability, the 5 parking spaces located along the east side of the project shall be eliminated. A minimum of 10' of landscaping shall be provided in their place.
6. Fire protection improvements required shall have been installed and be operable at the time flammable materials are brought to the site.
7. Delinate all parking spaces with white or yellow paint.
8. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.

9. Prior to securing a building permit submit a specific landscape plan prepared by a landscape contractor to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy and this plan shall stress the retention of or replacement of native ever-green materials.
10. Building permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.
Crowe/Ekberg - approved unanimously.

3. C-84-02; Paine.
Request for conditional use permit to allow a residence in a B-2 district located along the north side of N. Harborview 200' easterly of Burnham Drive.

MOTION: To approve C-84-02.
Melton/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request from Bay Associates for sewer services. Hearing set for meeting of June 25th.
2. Request from Berry & Berry Associates for sewer services to properties adjacent to Colony Farms. Hearing set for meeting of June 25th.

NEW BUSINESS:

1. Holmaas/Lindner request for water and sewer services.
Steve Pilcher, of Pac-Tech, spoke in favor for applicants.

Council tabled to review material submitted during meeting by applicants.
2. Resolutions authorizing Mayor to apply for outdoor recreation grants.
 - A. Public dock extension - Resolution #181.

MOTION: To adopt Resolution #181.
Melton/Crowe - approved unanimously

B. Public viewing/fishing deck - Resolution #182.


MOTION: To adopt Resolution #182.
Melton/Crowe - approved unanimously

3. Claim for damages by John Killoran.

MOTION: To deny claim for damages.
Crowe/Ekberg - approved unanimously.
4. Selection and retention criteria for managers.
Council advised staff to proceed and submit in Ordinance form.
5. Ordinance adopting Chapter 3.50 of the RCW amended by Chapter 258 of the 1984 legislature - 1st reading.

BILLS: **MOTION:** To approve.
Ekberg/Melton - approved unanimously.

ADJOURNED to executive session regarding Planning Commission vacancy at 8:32 p.m.



Mayor

REGULAR COUNCIL MEETING OF JUNE 11, 1984

PRESENT: All present.

PUBLIC HEARINGS: 7:00 p.m.

1. 1st reading for two ordinances, one adopting a storm drainage utility, and the 2nd for a rate schedule.

Bob Frisbee spoke in opposition and suggested a program of regular maintenance of existing ditches and lines. If utility is approved, he favored an in-house design and a higher rate to more realistically fund the project.

Jim Ryan spoke in favor and expressed concern regarding drain water from Soundview ending up on Ryan Street.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V -84-10; Perrow.

Petition for a variance to allow an addition onto an existing residence 25' in height where 15' is otherwise permitted. The property is located at 4012 Benson Road. Planning Commission recommends approval. Hearing set for June 25, 1984.

2. Federal Revenue Sharing.

Director Snider announced the Federal Revenue Sharing was extended for a year and the approximate amount will be \$31,500.

OLD BUSINESS:

1. Sewage Treatment Plant - Notice of Violation.

MOTION: To approve the report and time schedule recommended by staff and begin the action for development for engineers report.

Crowe/Ekberg - approved unanimously.

2. Requests for sewer extension previously scheduled for meeting of June 25, 1984.

MOTION: To postpone requests indefinitely.

Ekberg/Melton - approved unanimously.

BILLS: **MOTION:** To approve.

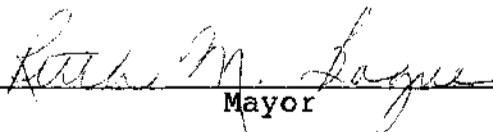
Ekberg/Crowe - approved unanimously.

MEETING ADJOURNED AT 8:30 p.m.

Cassette recorder utilized.

#5 side 2 490 - end.

#6 side 1 001 - 65.



 Mayor

REGULAR COUNCIL MEETING OF JUNE 25, 1984

PRESENT: All present.

PUBLIC HEARINGS: 7:13 p.m.

1. V-84-10; Perrow.

Request for variance to allow an addition onto an existing structure maintaining existing building height of 25'.

There was no public opposition.

MOTION: To approve V-84-10.
Sorensen/Ekberg - approved unanimously.

2. Westside Business Area - Zoning and Sign Regulations - 1st reading.

A. Proposed zoning regulations.

Kae Paterson, Bob Frisbee, Jim Ryan, and Clarice Johnson expressed concerns.

Jim Morton spoke in favor of the applicants' proposals.

Jeff Moore, representing applicants, reviewed changes they have requested.

MOTION: To close public hearing on zoning regulations.
Ekberg/Mc Carty - approved unanimously.

B. Proposed sign regulations.

Jim Morton spoke in favor of the applicants' proposals.

Irene Widney, Kae Paterson, Lois Hartwick, John Bosich, and Karen Drum expressed concerns.

MOTION: To close public hearing on sign regulations.
Mc Carty/Ekberg - approved unanimously.

3. Six Year Transportation Improvement Program.

There was no public opposition.

MOTION: To close public hearing.
Crowe/Ekberg - approved unanimously.

MOTION: To approve resolution #183 adopting the 6 year street improvement program.
Crowe/Mc Carty - approved unanimously.

4. 2nd reading of two ordinances to form a storm drainage utility and establish a rate structure.

A. Establishment of storm drainage utility.

Bob Frisbee submitted written suggestions to Council.

Warren Logan spoke in favor.

Jim Ryan spoke in opposition.

MOTION: To close public hearing.
Sorensen/Crowe - approved unanimously.

MOTION: To continue until next meeting.
Sorensen/Crowe - approved unanimously.

B. Establishment of rate structure.

Bob Frisbee addressed the suggestions presented earlier to Council.

Council requested additional time to analyze suggestions submitted by Mr. Frisbee.

MOTION: To close public hearing.
Crowe/Sorensen - approved unanimously.

MOTION: To continue until next meeting.
Crowe/Sorensen - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-84-05; Peninsula Shopping Center.
Request for site plan approval to construct an addition onto the rear of the Coast to Coast store. Planning Commission recommends conditional approval. Hearing set for July 9, 1984.
2. P.S.C.G. request for additional funding for Pierce County emergency medical services.

MOTION: To approve payment of \$25.00.
Sorensen/Melton - approved unanimously.

3. Letter of appeal regarding land clearing application - Huber.

MOTION: To affirm decision of Building Department to deny land clearing permit.
Ekberg/Melton - approved by a vote of 4-1.

OLD BUSINESS:

1. 1st reading of an ordinance adopting provisions for selecting and removing management personnel.
2. 2nd reading of an ordinance establishing a municipal court - Ordinance #447.

MOTION: To adopt Ordinance #447.
Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

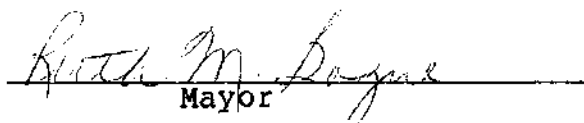
1. Shoreacres Water Company Contract.
The proposed contract was not returned from Shoreacres Water Company. There was no discussion. Continued to future meeting.
2. City park - pavement of parking lot.
Public Works Director has received bids and recommends awarding contract to Service Fuel Co., Inc.

MOTION: To accept staff recommendation and award contract to Service Fuel Co., Inc.
Crowe/Sorensen - approved unanimously.

BILLS:

MOTION: To approve.
Crowe/Melton - approved unanimously.

MEETING ADJOURNED AT 9:32 p.m. Cassette recorder utilized.
#6 side 1 75 - end.
#6 side 2 001 - 99.



Mayor

REGULAR COUNCIL MEETING OF JULY 23, 1984

PRESENT: All Present.

PUBLIC HEARINGS:

1. SP-84-05; Peninsula Shopping Center.
Site plan approval to construct an addition onto an existing commercial building and provide additional parking.

Due to a possible conflict of interest Councilman Ekberg excused himself.

Jim Ryan spoke in favor.

There was no public opposition.

MOTION: To approve SP-84-05 with the following recommendations:

1. Storm drainage facilities shall be installed; specific location, extent and sizes shall be subject to approval by the Public Works Director in accordance with standard engineering practice.
2. Delineate all parking spaces with paint.
3. Prior to securing a building permit, submit a specific landscaping plan to the Planning Department for review and approval. Areas of concern relate to the 20' setback between the proposed parking area and the southerly property line.
4. Prior to securing a building permit, submit a lighting plan for the proposed parking area. Employees shall be required to utilize this parking area rather than customer parking located in the front.
5. Building Permit for approved structure shall be secured and construction commence within two years subsequent to approval of this application by the City Council or said approval shall be void.

Melton/Sorensen - approved unanimously.

MOTION: To amend original motion to add #6 as follows:

6. The area around the light standards located in the front parking area should be expanded to include plantings of a substantial nature.

Crowe/Mc Carty - passed by a vote of 3 - 1.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-84-11; Hoppen.
Petition to reduce a front yard from 25' to 8'. Planning Commission recommends approval. Hearing set for Aug. 13th.
2. V-84-12; Summers.
Petition to reduce a street setback from 25' to 10'. Planning Commission recommends approval. Hearing set for Aug. 13th.
3. V-84-13; Paine.
Petition to reduce a rear yard from 15' to 5'4". Planning Commission recommends approval. Hearing set for Aug. 13th.
4. V-84-14; Butler.
Petition to reduce a side yard from 8' to 1'1". Planning Commission recommends denial. Hearing set for Aug. 13th.

5. Ordinance amendment.
Petition to amend the zoning ordinance to allow full service dry cleaning as a permitted use. Planning Commission deadlocked. Hearing set for Aug. 27th.
6. RZ-84-03; Brocato/Hogan.
Request for a zone change from W-1 to RB-1. Planning Commission deadlocked. Hearing set for Aug. 27th.

DEPARTMENT MANAGERS REPORT:

Planning - The staff, working with Jim Madden has received a Coastal Management Grant of \$7,000.00.

OLD BUSINESS:

1. 2nd reading Westside Business Assoc. zoning and sign regulations.
 - A. Zoning regulations.

MOTION: To approve revised Westside Business zoning regulations to include 3 items submitted by Kae Paterson.
Mc Carty/Ekberg - approved unanimously.
 - B. Sign regulations.

MOTION: To continue sign regulations until next meeting.
Mc Carty - motion died for lack of a second.

MOTION: To approve sign proposal as submitted.
Ekberg/Melton - approved unanimously.
2. Suggestions for the Storm Drainage Utility Ordinances, possible adoption of the two ordinances.
 - A. Establishment of Storm Drainage Utility - Ordinance #448.

MOTION: To adopt Ordinance #448.
Crowe/Ekberg - approved unanimously.
 - B. Implementing rate structure - Ordinance #449.

MOTION: To approve Ordinance #449.
Mc Carty/Crowe - approved unanimously.

NEW BUSINESS:

1. Maria Ivanovich's request for parking consideration.

Council advised pursuing voluntary assistance of Coast Guard Station.

COUNCIL COMMITTEE REPORTS

1. Future water service boundary.

MOTION: To continue discussion of future water service.
Mc Carty/Sorensen - approved unanimously.

BILLS:

MOTION: To approve.
Crowe/Melton - approved unanimously.

MEETING ADJOURNED AT 8:32 p.m. Cassette recorder utilized.
#6 side 2 115 - 677



Mayor

REGULAR COUNCIL MEETING OF AUGUST 13, 1984

PRESENT: Councilmembers Crowe, Melton, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilman Ekberg

PUBLIC HEARINGS: 7:06 p.m.

1. V-84-11; Hoppen.

There was no public input.

MOTION: To approve V-84-11.
Crowe/Melton - approved unanimously.

2. V-84-12; Summers.

There was no public input.

MOTION: To approve V-84-12.
Crowe/Sorensen - approved unanimously.

3. V-84-13; Paine.

There was no public input.

MOTION: To approve V-84-13.
Crowe/Melton - approved unanimously.

4. V-84-14; Butler.

There was no public input.

MOTION: To deny V-84-14.
Melton/Crowe - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Westside Business Area Annexation Request.
Hearing set for Aug. 27, 1984.

2. Appeal of Fire Marshal's interpretation regarding fire hydrants at Western Clinic and Pioneer Plaza.

A. Western Clinic.

MOTION: To approve based on strict compliance with Section 10.301(c) of the U.F.C.
Melton/Crowe - approved unanimously.

B. Pioneer Plaza.

MOTION: To approve based on strict compliance with Section 10.301(c) of the U.F.C. and approval from the Peninsula School District.
Sorensen/Melton - approved unanimously.

3. V-84-15; Paine.

Variance request to construct a single family residence exceeding the height restriction. Hearing set for Aug. 27th.

DEPARTMENT MANAGERS REPORT:

1. Emergency replacement of Well No. 3's pump and motor.
Director Heinecke reported lightning destroyed the pump and motor of Well No. 3. Immediate cash purchase was required.

MOTION: To authorize \$7,000.00 expense from Water Capital Improvement Fund and \$14,260.00 expense from Water Contingency Fund.
Crowe/Melton - approved unanimously.

MOTION: To pay claim of \$15,495.00 reimbursement to Paramount Plumbing.
Melton/Crowe - approved unanimously.

2. **Fire damage to Jerisich Park Dock.**

Director Heinecke informed Council a sailboat had burned at the City Dock and done damage to the Dock. The damage is being investigated by our Insurance Company.

OLD BUSINESS:

1. **Future water service boundary.**

MOTION: To approve Boundary #3.
Crowe/Sorensen - approved unanimously.

MOTION: To recommend negotiating service contracts.
Crowe/Melton - approved unanimously.

2. **Selection of a site for the Public Works Shop.**

Director Heinecke has been doing preliminary negotiations and would like authorization to proceed further.

MOTION: The City offer to buy the property recommended by staff contingent upon the City receiving all necessary approvals to improve the property as the City desires to improve the property and said approvals, if received, should be to the satisfaction of the City.
Crowe/Melton - approved unanimously.

ANNOUNCEMENT OF OTHER MEETINGS:

1. **Ordinance amendment - Aug. 27th.**
2. **RZ-84-03; Brocato/Hogan - Aug. 27th.**

MEETING ADJOURNED AT 8:01 p.m.

Cassette recorder utilized.
#7 side 1 - 001 - 280.



Mayor

REGULAR COUNCIL MEETING OF AUGUST 27, 1984PRESENT: All present.PUBLIC HEARINGS: 7:09 p.m.

1. RZ-84-03; Brocato/Hogan - 1st reading.
Request for a zone change from W-1 (Waterfront) to RB-1 (Residential-Business) for property located at 3425 Harborview Dr.

Ken Jones, representing applicants, Charles Brocato, applicant, Walt Nelson and Rob Holm spoke in favor.

Peter Katich and Steve Anderson spoke in opposition.

2. Ordinance Amendment - Section 17.36.020 - 1st reading.
Petition to allow, as a permitted use within a B-2 District, dry cleaning laundering services to be permitted on site.

Don Huber, Ron Malm and Alice Malm spoke in favor.

3. Westside zoning and sign regulations.
Applicants have requested continuance until the next regular meeting.

4. Westside annexation request.
Applicants have requested continuance until the next regular meeting.

MINUTES: Approved as posted.OLD BUSINESS:

1. Western Clinic - Appeal of Fire Marshal's decision.
Don Mossman, representing applicants, questioned need for second fire hydrant required by the Fire Marshal.

MOTION: To uphold decision of Fire Marshal.
Ekberg/Sorensen - approved unanimously.

2. Utility extension request - Holmaas/Lindner.
Applicants would like reconsideration hearing.

MOTION: To reconsider request.
Melton/Crowe - approved unanimously.

NEW BUSINESS:

1. Resolution declaring city equipment surplus - Resolution #184.

MOTION: To approve Resolution #184.
Crowe/Melton - approved unanimously.

BILLS: MOTION: To approve.
Melton/Crowe - approved unanimously.

MEETING ADJOURNED AT 8:30 p.m. Cassette recorder utilized.
#7 side 1 - 300 - end,
side 2 - 001 - 22.



Mayor

REGULAR COUNCIL MEETING OF SEPTEMBER 10, 1984

PRESENT: Councilmembers Ekberg, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilmembers Crowe and Melton

PUBLIC HEARINGS: 7:24 p.m.

1. Westside zoning and sign ordinance.
Applicants requested continuance.

MOTION: To approve request by applicants to continue.
Mc Carty/Sorensen - approved unanimously.

2. Westside Annexation.
Applicants requested continuance pending outcome of previous issue.

No action taken.

MINUTES: Approved as posted.

OLD BUSINESS:

1. 2nd reading - RZ-84-03; Brocato/Hogan.

MOTION: To deny rezone request.
Ekberg/Sorensen - approved unanimously.

2. 2nd reading - Ordinance Amendment - Section 17.36.020.

MOTION: To approve Ordinance Amendment - Ordinance #450.
Ekberg/Mc Carty - approved unanimously.

3. Lindner/Holmaas request for extension of utilities.
Geoff Moore, representing applicants, spoke in favor.

MOTION: To reconsider request for sewer service extension.
Sorensen/Mc Carty - approved unanimously.

Hearing set for meeting of September 24, 1984.

NEW BUSINESS:

1. Claim for damages - David Shapley and Sean Ryan.

MOTION: To deny claim for damages and refer to insurance carrier.
Ekberg/Mc Carty - approved unanimously.

2. Claim for damages - Judy Snell.

MOTION: To pay claim for damages.
Sorensen/Mc Carty - approved unanimously.

3. Harbour Associates appeal of variance time limitation.
Pat Lantz, Attorney representing applicants, spoke in favor.

MOTION: To approve appeal of variance limitation.
Ekberg/Sorensen - approved unanimously.

4. Gossett appeal of Building Official's interpretation.
Roger Gossett, applicant, spoke in favor.

MOTION: To accept Building Inspector's following recommendations:


- a. Minimum ceiling height be 6 feet 6 inches as required in Sec. #1102(b) UBC.

- b. The minimum ceiling height may be reduced to 6 feet at beams and duct work or other projections from the ceiling.
- c. Projecting electrical equipment and fixtures may be permitted only upon written approval by the Washington State Electrical inspector.
- d. These particular modifications must be recorded and made a part of this properties title/deed.

Sorensen/Mc Carty - approved unanimously.

EXECUTIVE SESSION: Recessed to executive session at 8:29 p.m. regarding the Library Board vacancy. Council consented to the appointment of Elizabeth Wenburg to the Gig Harbor Library Board.

Cassette recorder utilized.
#7 side 2 35 - 338.



Mayor

REGULAR COUNCIL MEETING OF SEPTEMBER 24, 1984

PRESENT: All present.

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved as posted.

OLD BUSINESS:

1. Engineering contract for the Sewage Treatment Plant expansion.

MOTION: To approve contract alternative #2 and authorize Mayor Bogue to sign contract with URS. Ekberg/Sorensen - approved unanimously.

2. Amendment to Dolphin Reach Site Plan.
Bruce Dunn, of Berry & Berry Assoc., spoke in favor of the requested roof pitch change.

MOTION: To require applicants to flag peak elevations of building #1 for inspection by staff and Council. Crowe/Mc Carty - approved unanimously.

NEW BUSINESS:

1. Approval of two street projects.

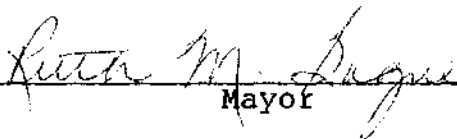
MOTION: To approve street projects and award contracts as follows: \$4,000.00 contract, Spadoni Bros., for Soundview and \$9,040.00 contract, Woodworth & Co. for Foster Street. Crowe/Mc Carty - approved unanimously.

2. Jack Bujacich asked Council for clarification of sewer hook up charges for residences.

Council requested time for review and will schedule for meeting of October 8, 1984.

BILLS: **MOTION:** To approve.
Crowe/Melton - approved unanimously.

MEETING ADJOURNED AT 7:37 p.m.



Mayor

REGULAR COUNCIL MEETING OF OCTOBER 8, 1984

PRESENT: Councilmembers Crowe, Melton, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilman Ekberg

PUBLIC HEARINGS: 7:10 p.m.

1. Amendment to site plan - Dolphin Reach.
Rescheduled until meeting of October 22, 1984.
2. Park Comprehensive Plan update - Resolution #185.

MOTION: To adopt Resolution #185.
Melton/Mc Carty - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Letter from Harbor Landing Mall merchants requesting a hearing on utility charges.
Mary Brensdal, of Dusty Discs, submitted a petition requesting reconsideration of City Ordinance 437 and letters in support of removing utility charges from the Mall merchants.

Scheduled for meeting of October 22, 1984.

DEPARTMENT MANAGERS REPORT:

Administrator:

1. Connection fee research - staff has not had sufficient time to research thoroughly and will have report at meeting of October 22, 1984.
2. IAC grant application - this application has received a high rating and should be receiving some grant funds.

OLD BUSINESS:

1. St. Nicholas request for special liquor license.

MOTION: To approve special liquor license.
Crowe/Sorensen - approved unanimously.

Councilman Crowe excused himself from the balance of the meeting.

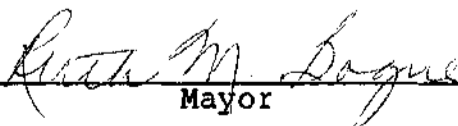
NEW BUSINESS:

1. 1985 bond issues.

MOTION: To continue the 3 1985 bond issues, Council would like additional information.
Mc Carty/Melton - approved unanimously.

2. Sewer bond amendment.
Continued pending outcome of previous bond issues.

MEETING ADJOURNED AT 8:07 p.m. Cassette recorder utilized.
#7 side 2 355 - 774



Mayor

REGULAR COUNCIL MEETING OF OCTOBER 22, 1984

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, Mc Carty and Mayor Pro Tem Melton

ABSENT: Mayor Bogue

PUBLIC HEARINGS: 7:03 p.m.

1. Amendment to SP-83-06; - Dolphin Reach.
Bruce Dunn, Berry & Berry, explained the additional road grading and roof pitch change.

Bev Galligan and Thelma Hansen spoke in opposition.

MOTION: To approve amendment to SP-83-06.
Ekberg/Sorensen - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Amendment to the "Woods" contract zone allowing a private school as a permitted use. Planning Commission recommends approval. Hearing set for November 12, 1984.
2. Letter from citizens requesting Council to reconsider public works property purchase.
Council feels issue was thoroughly discussed previously and does not wish to reconsider.

DEPARTMENT MANAGERS REPORT:

Public Works Director: Advised Council of the drainage problems on Ryan Street/Craig Lane.

MOTION: To authorize City Attorney to review and report back to Council.
Mc Carty/Crowe - approved unanimously.

OLD BUSINESS:

1. Lindner/Holmaas request for utility services.

MOTION: To approve request.
Crowe/Mc Carty - approved unanimously.

2. Sewer utility connection fees.
Jake Bujacich questioned the fees and requested a written explanation and a list of all persons who had paid these fees since 1981.

MOTION: To support staff recommendation upholding connection fees.
Ekberg/Crowe - approved unanimously.

3. 1985 bond issues.
Director Snider recommended withholding decision to allow time to do a competitive negotiations sale on bond refunding.

Council will approve issues for Public Works Building and Storm Drainage Master Plan for the purpose of the 1985 budget planning. Council requested Director Heinecke obtain some proposals for the Storm Drainage Master Plan in writing.

NEW BUSINESS:

1. Review of specific utility rates.
Several local business operators spoke against the current method of billing and the amounts charged for services.

MOTION: Council feels current ordinances are being enforced equitably, but have concerns regarding rate structure and tabled for further information.
Mc Carty/Ekberg - approved unanimously.

2. Shoreacres water contract.

Tabled until first meeting in November.

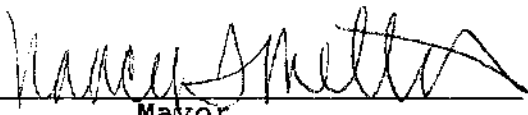
3. Proposed capital planning system.

MOTION: To approve.
Crowe/Ekberg - approved unanimously.

BILLS: **MOTION:** To approve.
Ekberg/Crowe - approved unanimously.

MEETING ADJOURNED AT 8:32 p.m.

Cassette recorder utilized.
#8 side 1 001 - 598



Mayor

60
REGULAR COUNCIL MEETING OF NOVEMBER 13, 1984

PRESENT: All present.

PUBLIC HEARINGS: 7:12 p.m.

1. "Woods" Contract Zone Amendment Petition to allow school as a permitted use - 1st reading.

Councilmember Ekberg excused himself due to a possible conflict of interest.

Mike Misner, Attorney representing applicants, Diane Repseman and Janet Stanley spoke in favor.

2. Proposed 1985 Budget and proposed uses of Federal Revenue Sharing money - 1st hearing.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request for review of liquor license renewal for Finholm's Market.

MOTION: To approve renewal.
Crowe/Mc Carty - approved unanimously.

2. SP-84-06; Grandview Square.
Request for site plan approval to develop a commercial center including office space and storage units along the south side of Grandview at the western terminus of the road. Planning Commission recommends conditional approval. Hearing set for November 26, 1984.
3. Amendment to Westside Business Area Sign Regulations.
Hearing set for November 26, 1984.

DEPARTMENT MANAGERS REPORT:

Public Works Director: Storm Drainage Master Plan cost estimates.

MOTION: To authorize Administrator to proceed with bond sale.

Mc Carty/Crowe - approved unanimously.

OLD BUSINESS:

1. Water Utility Coordinating Committee - Future Water Service Boundary.

MOTION: To approve sphere of influence boundary and take a look at 5 - 10 year boundary and address at next meeting.

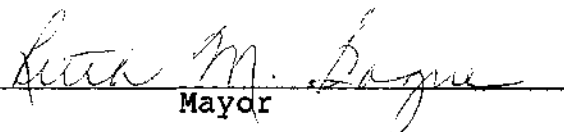
Ekberg/Melton - approved unanimously.

NEW BUSINESS:

1. Request for outside service/future water service boundary - Conan.
Tabled until next regular meeting.
2. 1st reading - Ordinance adopting 1985 Budget.
3. 1st reading - Ordinance adopting Ad Valorem Tax for 1985.
4. 1st reading - Ordinance adjusting sewer user rates.

MEETING ADJOURNED AT 8:07 P.M.

Cassette recorder utilized.
#8 side 2 001 - 351


Mayor

REGULAR COUNCIL MEETING OF NOVEMBER 26, 1984

PRESENT: All present

PUBLIC HEARINGS: 7:14 p.m.

1. SP-84-06; Grandview Square.

MOTION: Continue for additional information from applicant. Sorensen/Ekberg - approved unanimously.

2. Amendment to the Westside Business Area Sign Regulations. Jeff Moore, representing applicants, spoke in favor of their requests.

Kae Paterson spoke in opposition.

MOTION: To adopt Planning Commission recommendations as follows:

Let stand as is, page 2 Section A.2 and Section B and amend the following sections:

Under Section C on Page 2 add 6. Portable signs made of wood, metal or other durable material which exceed nine (9) square feet in area are prohibited. 7. Trailer signs and portable reader boards are prohibited.

On page 3, change "shopping center" to "business complex" throughout the paragraph. On Page 4 under Office Building Master Identification Sign change "eight" to "ten". On page 5, Temporary Signs, paragraph A, insert "or cloth" after "paper" and add "less than nine (a) square feet in area" after "sandwich boards".

On page 5, under paragraph F, change "six" to "24".

On page 3, under Freestanding Signs, after the first sentence, add: "architectural embellishments expressing the theme of the site and its surroundings may be used in the sign structure and frame. Such architectural consideration shall be solely for decorative purposes, shall not include any advertising or logos, and shall not exceed 20% of the sign area."

On page 1, under Purpose add the sentence: "In lieu of specific standards relating to design, location and signage, the following guideline shall be applied by the City's reviewing authority to a site plan with a variance like review in arriving at a satisfactory consistency with the policies and criteria of the City's Comprehensive Plan. To this end the City may extent, restrict, or deny a site plan review application to achieve the stated purpose."

Ekberg/Crowe - approved by a vote of 4 - 1.

3. 2nd hearing on proposed 1985 budget and revenue sharing money.

There was no public input.

MOTION: To continue 2nd reading of proposed 1985 budget and revenue sharing money until next meeting. Crowe/Mc Carty - approved unanimously.

MINUTES: Approved as posted.

62
CORRESPONDENCE:

1. Request from Mr. Herman to vacate street.

MOTION: To accept recommendation of City Attorney and take no action.
Sorensen/Ekberg - approved unanimously.

2. Sawicky/Evans Annexation.

Petition to annex 1 lot containing 32,238 sq. ft. and request for R-1. Planning Commission recommends approval. Hearing set for December 10, 1984.

3. V-84-16; Smith.

Variance request to allow commercial business without the required off-street parking. Planning Commission recommends approval. Hearing set for December 10, 1984.

DEPARTMENT MANAGERS REPORT

Public Works Director: Wastewater Treatment Plant Study status report. Director Heinecke and Jim Olson of URS, gave a summary of the Sewer Treatment Plant progress.

Planning Director: P.U.D. Interpretation. (Whether or not to include or exclude public right of ways from density calculations.) Bud Tynes spoke on favor of a change.

MOTION: To take no action at this time.
Crowe/Melton - approved unanimously.

OLD BUSINESS:

1. "Woods" contract zone amendment, permitting a private school with conditions.

Councilman Ekberg excused himself due to a possible conflict of interest.

MOTION: To approve amendment to contract for "Woods".
Crowe/Melton - approved unanimously.

2. Sale of bonds - request for approval.

MOTION: Continue until next meeting.
Ekberg/Crowe - approved unanimously.

3. 2nd reading - ordinance setting 1985 Ad Valorem tax levies.

MOTION: To approve Ordinance #451.
Mc Carty/Sorensen - approved unanimously.

4. 2nd reading - ordinance adopting new sewer user rates.

MOTION: Continue until next meeting.
Melton/Mc Carty - approved unanimously.

5. 2nd reading - ordinance adopting 1985 budget.

Continued until next meeting.

OTHER BUSINESS:


Mayor Bogue advised Council of a vacancy on the Civil Service Commission and requested suggestions for filling this.

ANNOUNCEMENT OF OTHER MEETINGS:

The regular Council meeting of December 14, 1984 will be held at 7:00 p.m. December 27, 1984.

MEETING ADJOURNED AT 8:39 p.m.

Cassette recorder utilized.
#8 side 2 - 355 - end.
#9 side 1 - 001 - 104.



Mayor

REGULAR COUNCIL MEETING OF DECEMBER 10, 1984

PRESENT: All present.

PUBLIC HEARINGS: 7:07 p.m.

1. Sawicky/Evans Annexation.

Petition to annex 1 lot containing 32,238 sq. ft. and request R-1 zoning.

Dr. Sawicky spoke in favor.

MOTION: To approve annexation request.
Crowe/Ekberg - approved unanimously.

2. V-84-16; Smith.

Variance request to allow commercial business without the required off-street parking.

There was no public input.

MOTION: To grant variance subject to a landscape plan being submitted and approved by the Planning Department.
Ekberg/Crowe - approved unanimously.

MOTION TO AMEND ORIGINAL MOTION: To include Planning Commission recommendation permitting bike shop only and variance granted to applicants and not transferable.
Ekberg/Crowe - approved unanimously.

MINUTES: Approved as posted.

OLD BUSINESS:

1. 2nd reading 1985 Budget Ordinance - Ordinance #452.

MOTION: To adopt Ordinance #452.
Ekberg/Melton - approved unanimously.

2. 2nd reading - Sewer Rate Ordinance - Ordinance #453.

MOTION: To adopt Ordinance #453 with readjustment to reflect a 28% increase.
Crowe/Ekberg - approved unanimously.

MOTION TO AMEND ORIGINAL MOTION: To change billing due date from 20 days to 30 days.
Mc Carty/ Melton - motion did not carry - vote of 1 - 4.

3. 1985 bond issues.

MOTION: To approve sale of the 2 bond issues.
Ekberg/Crowe - approved unanimously.

4. 1st reading ordinance adopting new sewer expansion plan.

5. Council policy planning retreat.

No action taken - requested additional information.

6. Future water service boundary.

MOTION: To approve red line on map as 5 - 10 year boundary as proposed by staff.
Mc Carty/Sorensen - approved unanimously.

7. Outside service policy.

MOTION: To accept sphere of influence as identified by black line on map.
Sorensen/Mc Carty - approved by a vote of 4 - 1.

8. Conan request for outside service.

MOTION: To approve request for outside service.
Mc Carty/Sorensen - approved by a vote of 4 - 1.

NEW BUSINESS:

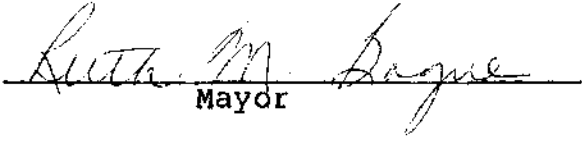
1. Revenue sharing handicap compliance.

MOTION: To accept revenue sharing handicap plan.
Crowe/Melton - approved unanimously.

2. Request for outside water service.

MOTION: To continue until 1st meeting in January.
Mc Carty/Melton - approved unanimously.

MEETING ADJOURNED AT 9:07 p.m. **Cassette recorder utilized.**
#9 side 1 120 to end.
#9 side 2 001 to 80.


Mayor

REGULAR COUNCIL MEETING OF JANUARY 14, 1985

PRESENT: All present.

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Liquor license request - special event - Gig Harbor/
Peninsula Firefighters.

Council had no objections to this event.

OLD BUSINESS:

1. Policy setting retreat.

MOTION: To hold a 1 day session at a local facility without
a consultant only on March 16, 1985.
Crowe/Sorensen - approved unanimously.

2. 2nd reading - Ordinance #454 adopting new sewer expansion
plan.

MOTION: To adopt Ordinance #454.
Mc Carty/Crowe - approved unanimously.

3. Engineering Services - Jerisich Park Dock Extension.

MOTION: To approve proposal from Layton & Sell of \$5,649.
Ekberg/Crowe - approved unanimously.

4. Conan Fuel request for water service.

MOTION: To approve staff recommendation.
Mc Carty/Crowe - approved unanimously.

Geoff Moore, representing applicant, requested Council authorize staff to enter into a contract for services.

Ed Conan, applicant, further explained his request to Council.

MOTION TO AMEND ORIGINAL MOTION: City Attorney to prepare a contract for Council review by next meeting.
Ekberg/Crowe - approved unanimously.

NEW BUSINESS:

1. Introduction/1st reading of an ordinance amending the 1984 budget.
2. Introduction/1st reading of an ordinance approving the issuance of general obligation bonds.
3. Introduction/1st reading of an ordinance approving the issuance of storm drainage utility bonds.
4. Assigned Counsel Contract - 1985.

MOTION: To approve Assigned Counsel Contract for 1985.
Melton/Sorensen - approved unanimously.

BILLS: Motion to approve.
Crowe/Melton - approved unanimously.

RECESSED to executive session for discussion of proposed contract for police officers at 8:08 p.m.

MEETING ADJOURNED AT 8:13 p.m. Cassette recorder utilized.
#9 side 2 #90 - 486.



Mayor

REGULAR COUNCIL MEETING OF JANUARY 28, 1985

PRESENT: Councilmembers Crowe, Melton, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilmember Ekberg

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-84-06; Mitchell.
Hearing set for February 11, 1985.
2. Letter from Mr. Thaden and Mr. Jones requesting access off Mitts Lane.

MOTION: To approve request for access off of Mitts Lane.
Crowe/Sorensen - approved unanimously.

DEPARTMENT MANAGERS REPORT:

Administrator - Billing methods for multiple use buildings - will have recommendations by next meeting.

OLD BUSINESS:1. 2nd reading - Storm Sewer Bond Ordinance #455.

MOTION: To approve Storm Sewer Bond Ordinance #455.
Melton/Crowe - approved unanimously.

2. 2nd reading - General Obligation Bond Ordinance #456.

MOTION: To approve General Obligation Bond Ordinance #456.
Melton/Crowe - approved unanimously.

3. Monthly billing/utilities.

Information is being gathered and should be ready for next meeting.

4. Connection fee/utilities.

Council requested additional research.

5. Shoreacres Water Contract.

The City has not had a response from Shoreacres.

6. 2nd reading - ordinance amending 1984 budget - Ordinance #457.

MOTION: To approve Ordinance #457.
Mc Carty/Melton - approved unanimously.

7. Ed Conan's request for water service.

Mr. Conan and Jeff Moore, representing Mr. Conan, spoke in favor of the proposed well contract.

MOTION: To deny well contract.
Melton/Sorensen - approved unanimously, with Councilman Mc Carty abstaining.

NEW BUSINESS:1. Police Union Contract.

MOTION: To authorize Mayor Bogue to sign the Police Contract.
Crowe/Melton - approved unanimously.

2. Resolution #186 declaring equipment surplus.

MOTION: To approve Resolution #186.
Melton/Crowe - approved unanimously.

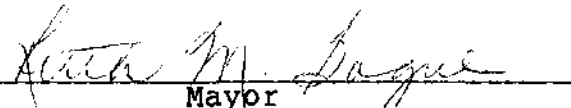
OTHER BUSINESS:

1. Councilman Crowe asked for progress report on his request regarding hearing examiner. Don Orr reported that information would be ready by the meeting of February 11, 1985.

BILLS: Motion to approve.
Crowe/Mc Carty - approved unanimously.

MEETING ADJOURNED AT 8:35 p.m.

Cassette recorder utilized.
#10 side 1 001 - 544.



Mayor

REGULAR COUNCIL MEETING OF FEBRUARY 11, 1985

PRESENT: Councilmembers Ekberg, Crowe, Melton, Sorensen,
Mc Carty and Mayor Bogue

ABSENT: Councilman Sorensen

PUBLIC HEARINGS: 7:13 p.m.

1. SP-84-06; Mitchell.

Ron Mitchell, applicant, spoke in favor.

There was no public opposition.

MOTION: To continue for additional information regarding
fire hydrant placement and comments from staff and Fire
District #5.

Ekberg/Melton - approved unanimously.

Council requested information on requirements for other
storages in the City.

Councilman Sorensen joined meeting proceedings at this time.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request from Allen Frost for Council consideration of Eagle
Scout project.

Councilman Ekberg recommended taking no action at this time,
but sent to sign committee for their review.

2. C-84-03; Conditional Use, Preliminary Plat; Spinnaker Ridge.
Hearing set for February 25, 1985.

3. SP-85-02; Dyad, Inc.
Hearing set for March 11, 1985.

4. Letter from John Nelson regarding parking for a multiple
use building.
Council determined this request requires a standard variance
request for parking.

5. Request from Peninsula School District.
Public Works Department will research and report at next meeting.

6. Amendment to SP-84-05; Coast to Coast.
Hearing set for March 11, 1985.

DEPARTMENT MANAGERS REPORT:

Planning - Hearing Examiner System: Council requested additional
information.

OLD BUSINESS:

1. Utility billing - bimonthly.

MOTION: To adopt bimonthly billing.
Crowe/Ekberg - approved unanimously.

2. Utility billing - multiple use buildings.

MOTION: To approve with the following recommendations:

1. Continue present billing method and rate structure for multiple users of a single sewer facility.
2. For multiple users on a single water meter charge one meter rate (based on meter size). This charge pays for the first 1,000 cubic feet of water consumed by all users. Thereafter, consumption is considered overage and is calculated at \$.68 per 100 cubic feet. The meter charge also pays the fire flow costs for one user. All other users pay a monthly fire flow charge of \$6.50.

3. Apply a fire flow charge of \$6.50 a month to all structures that do not use City water directly (to include private residence).
4. All utility bills be sent to the owner of record rather than a renter. This recommendation also applies to rental homes.

Ekberg/Mc Carty - approved unanimously.

MOTION TO AMEND ORIGINAL MOTION: Recommendation #4 does not apply to rental homes.

Melton/Crowe - motion defeated by a vote of 3 - 2.

1st reading - Ordinance amendment to change payment period from 20 to 30 days.

3. Funding sewer capital replacements.
Director Snider presented his recommendations to Council.

NEW BUSINESS:

1. Fire Service Contract.

MOTION: To authorize Mayor Bogue to sign contract with Pierce County Fire District #5.

Mc Carty/Crowe - approved unanimously.

2. Claim for damages - Norman Strom.

MOTION: To refer claim to our insurance carrier.

Ekberg/Crowe - approved unanimously.

MEETING ADJOURNED AT 8:42 P.M. Cassette recorder utilized.
#10 side 2 - 001 - 616.



Mayor

REGULAR COUNCIL MEETING OF FEBRUARY 25, 1985

PRESENT: Councilmembers Ekberg, Sorensen, Mc Carty and Mayor Bogue

ABSENT: Councilmembers Crowe and Melton

PUBLIC HEARINGS: 7:10 p.m.

1. C-84-03; Conditional Use, Preliminary Plat; Spinnaker Ridge.
Bill Kreager, representing applicant, and Bud Tynes, applicant, spoke in favor.

Barbara Glasscock, John Puratich and Katherine Puratich expressed concerns in opposition.

9 signed letters in support and 7 unsigned letters in support have been received by staff.

MOTION: To table until next meeting for additional information.
Mc Carty/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-85-01; SP-85-01; Mc West Industries, Inc.
Request for variance and site plan approval to construct a 28' high office building with parking located in a front yard. Hearing set for March 25, 1985.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. Resolution #187 adopting a procedure to secure telephone and/or written quotations on bids from \$2,000 to \$4,000.

MOTION: To adopt Resolution #187.
Mc Carty/Sorensen - approved unanimously.

2. Liquor license renewal for Candles & Wine.

MOTION: To approve license renewal.
Sorensen/Ekberg - approved unanimously.

BILLS: Motion to approve.
Ekberg/Sorensen - approved unanimously.

ANNOUNCEMENT OF OTHER MEETINGS:

- March 11, 1985: 1. SP-85-02; Dyad, Inc.
2. SP-84-05; Coast to Coast
March 16, 1985 3. Council Planning Session - Sheraton - Tacoma

MEETING ADJOURNED AT 9:04 p.m.

Cassette recorder utilized.
#11 side 1 001 - 667.



Mayor

REGULAR COUNCIL MEETING OF MARCH 11, 1985

PRESENT: All present

PUBLIC HEARINGS: 7:09 p.m.

1. SP-84-05; Coast to Coast - petition to amend condition of approval regarding landscaping.

There was no public input.

MOTION: To uphold original Council action.
Ekberg/Crowe - approved unanimously.

2. SP-85-02; Dyad, Inc.

Jim De Walt, designer of project, representing applicants, spoke in favor.

There was no public opposition.

MOTION: To adopt with the following recommendations:

1. Curb, gutter and sidewalk shall be provided along the entire frontage of Rosedale. Exact location to be determined by the Public Works Director.
2. Storm drainage facilities shall be installed in accordance with standard engineering practice and approval by the Public Works Director.
3. Fire protection improvements including hydrants and water mains shall be installed. Location and size of mains/hydrants shall be approved by the Fire Marshal.
4. Access to the parking lot and hydrants shall provide a minimum turning radius of 45. A hammerhead turn around shall be provided at the parking lot subject to approval by the Fire Marshal.
5. All paved areas and exterior fencing shall be completed in Phase I.
6. There shall be no exterior storage allowed on site.
7. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscaped areas.

- 70
8. Prior to securing a building permit the owner shall supplement the submitted landscaping plan with an additional plan incorporating trees of a Pacific Northwest nature to be located within the front yard setback area. The site shall be developed in accordance with the approved plan prior to occupancy.
 9. Building permit for the approved structures (within Phase I) shall be secured and construction commence within two years subsequent to approval of this site plan by the City Council or said approval shall be void.
- Crowe/Melton - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-85-02; Videopeople.
Request for variance approval to allow a sign extending 4½' above a roof line. Planning Commission recommends denial. Hearing set for March 25, 1985.
2. V-85-03; Hunt/Schick.
Request for variance to reduce off-street parking requirements for a retail use. Planning Commission recommends approval. Hearing set for March 25, 1985.
3. Petition for street vacation affecting Fennimore Street.
Hearing set for April 8, 1985.
4. Pizza Harbor license transfer.
Council had no objections.

DEPARTMENT MANAGERS REPORT

Planning: Short course in Planning/Comprehensive Plan meeting and Hearing Examiner - scheduled for Monday April 15, 1985 at 6:30 p.m.

OLD BUSINESS:

1. Shoreacres Water Contract.

MOTION: To authorize Mayor Bogue to sign Shoreacres Water Contract.

Mc Carty/Sorensen - approved unanimously.

2. 2nd reading - Ordinance amending Ordinance No. 453 - Ordinance #458.

MOTION: To approve Ordinance #458.

Mc Carty/Melton - approved by a vote of 4 - 1. Ekberg opposing.

3. C-84-03; Conditional Use, preliminary plat; Spinnaker Ridge.
Bill Kreager, architect, and Bud Tynes, applicant, spoke in favor.

MOTION: Plan be approved subject to the following:

1. The total number of units shall be reduced to 58, whose designation shall be agreed upon by the City of Gig Harbor and the proponent, and shall be consistent with the proposed plan.
2. Since a number of easements currently exist on this parcel, no building permits will be issued on those lots with existing easements until the easements are resolved.
3. Erickson Street and the westerly 30' of the site shall be dedicated to the City for road purposes; however, Erickson Street shall not extend through to the westerly boundary. Breakaway posts shall be constructed and approved by the Fire Marshal and Fire Department to allow access for emergency vehicles and that at some future date should the City require that the street be extended through, that it be done. The security fence and raised curb shall be eliminated.
4. All proposed roadways within the development shall be constructed to City standards.
5. A sidewalk shall be provided along the entire length of Erickson Street within this development and curb, gutter and sidewalk shall be provided along the entire Soundview frontage. Bonding determined by the Public Works Department shall be provided for all street improvements.

6. Since the westerly 30' of the property shall be dedicated for road purposes and that adequate screening of the area has not been provided, the RV storage lot shall be eliminated from the preliminary plan.
7. Prior to final plan approval the City shall review and approve the declaration of Covenants, Articles of Incorporation of the Homeowners Association and By Laws of the Homeowners Association.
8. The applicant shall submit a specific landscape plan submitted by a licensed landscape architect. The plan shall augment the existing natural vegetation that is to be left on site and shall be approved by the Planning Department. The site shall be developed in accordance with the approved plan prior to occupancy of any structures.
9. The developers shall agree, in a manner approved by the City Attorney, to participate in traffic improvements for the Kimball and Pioneer intersection.
10. A maintenance agreement, if not already contained in condition #7 shall be provided and approved by the City for the storm detention ponds. The developer shall also participate in any future drainage L.I.D.'s that may affect this property.
 - A. Within the Articles of Incorporation and/or Declaration of Covenants the maintenance program for the detention ponds and related facilities shall be clearly defined. That maintenance program shall be the responsibility of the Homeowners Association to fund, supervise and insure the system remains in an operating condition.
 - B. Easements to the detention pond system will be granted to the City.
 - C. The City, by virtue of #2 will have access to the detention pond system and will inspect, periodically, the system to insure the maintenance is adequate.
 - D. If, in the City's opinion, the system is not being maintained, the City will have the maintenance work done, billing the Homeowners Association. If payment is not promptly made, the City would have the right to place a lien on the property.

Ekberg/Melton - approved unanimously.

NEW BUSINESS:

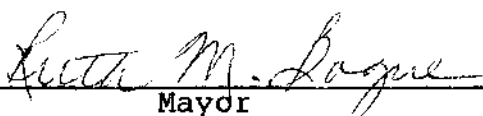
1. Election of Mayor Pro-Tem.

MOTION: To elect Councilmember Melton as Mayor Pro-Tem.
Crowe/Sorensen - approved unanimously.

ANNOUNCEMENT OF OTHER MEETINGS:

March 25, 1985: V-85-01, SP-85-01; Mc West Ind.

MEETING ADJOURNED AT 8:40 p.m. Cassette recorder utilized.
#11 side 2 001 - 576



Mayor

72
REGULAR COUNCIL MEETING OF MARCH 25, 1985

PRESENT: Councilmembers Ekberg, Melton, Sorensen, Mc Carty
and Mayor Bogue

ABSENT: Councilmember Crowe

PUBLIC HEARINGS: 7:09 p.m.

1. V-85-01, SP-85-01; Mc West Industries.

A. V-85-01.

Mike Misner, Attorney, representing applicant, and
Ken Snodgrass, Architect for project, spoke in favor.

There was no public opposition.

MOTION: To approve V-85-01.
Sorensen/Mc Carty - approved unanimously.

B. Variance for parking.

Mike Misner, Attorney, representing applicant, spoke in
favor.

There was no public opposition.

MOTION: To approve variance for parking.
Mc Carty/Melton - approved unanimously.

C. SP-85-01.

Ken Snodgrass, Architect, spoke in favor.

MOTION: To approve SP-85-01 with the following rec-
ommendations:

1. The covered drop off area be removed from the design
and that area be utilized for parking. The landscape
islands on either side of the access driveways shall
be increased to a minimum of 5'.
2. The Stinson and Rosedale frontages shall be conveyed
to the City. The documentation shall be approved by
the City Attorney.
3. Storm drainage facilities shall be installed. Specific
location and extent and size shall be subject to app-
roval by the Public Works Director.
4. Curb, gutter and sidewalk shall be provided along the
entire frontage of Rosedale and Stinson.
5. To facilitate safe traffic maneuverability, the access
drives along Rosedale shall be one way only. The one
nearest intersection shall be exit only.
6. Fire protection improvements required shall have been
installed and be operable at the time flammable mat-
erials are brought to the site.
7. Construct a 4" high concrete curb (minimum) or equal
to separate all paved parking and passageway areas
from landscape areas.
8. Prior to securing a building permit submit a specific
landscape plan prepared by a licensed landscape arch-
itect. The site shall be developed in accordance with
the approved landscaped plan prior to occupancy. The
landscape plan shall provide for landscaping along
both rights of way and include sufficient landscaping
on the gable ends of the buildings.
9. A lighting plan for the parking area shall be sub-
mitted to the Planning Staff for review prior to final
inspection of the building. The lighting should not
be directed at adjacent property.
10. Building permit for approved structures shall be sec-
ured and construction commence within 2 years sub-
sequent to approval of this site plan by the City
Council or said approval shall be void.
11. The entrance to the lower portion of the lot off Stinson
shall be marked as employees only or private parking.
Ekberg/Mc Carty - approved unanimously.

2. V-85-02; Videopeople - Sign variance request.

There was no public input.

MOTION: To deny V-85-02.
Ekberg/Melton - approved unanimously.

3. V-85-03; Hunt/Schick.

Bob Hunt, applicant, and Ross Anderson spoke in favor.

MOTION: To approve V-85-03.
Mc Carty/Ekberg - approved unanimously.

MINUTES: Old Business, #2 - **MOTION:** To approve Ordinance #458 by a vote of 4 - 1 with Councilman Ekberg voting in opposition. Minutes approved with the aforementioned change.

CORRESPONDENCE:1. Charles Summers - Driveway access request.

Council requested applicant submit a site plan and will hear at meeting of April 8, 1985.

2. C-85-02; Koscik.

Petition for a conditional use permit to allow a bed and breakfast facility at 4107 Burnham Drive. Planning Commission recommends approval. Hearing set for April 8, 1985.

3. Determination of zone, annexation, RZ-85-01; Talmo, Inc.

Request to annex 0.5 acres of property as R-3 and incorporate with a 7.7 acre parcel requesting rezone from R-1. Hearing set for April 8, 1985.

4. SP-83-06; Dolphin Reach.

Petition to amend a previously approved site plan. Hearing set for April 8, 1985.

DEPARTMENT MANAGERS REPORT: None scheduled.

OLD BUSINESS:1. City maintenance facility - construction contract award.

MOTION: To award contract to Jacobs Construction Company.
Mc Carty/Sorensen - approved unanimously.

MOTION: To authorize transfer of \$25,000 from General Government Capital Improvement Fund.
Mc Carty/Ekberg - approved unanimously.

2. Uddenberg Street viewing dock - consultant contract award.

MOTION: To award contract to Peninsula Architects.
Mc Carty/Sorensen - approved unanimously.

NEW BUSINESS:1. Request for City water service from Harbor Water Co.

MOTION: To authorize staff to continue researching.
Mc Carty/Sorensen - approved unanimously.

BILLS:

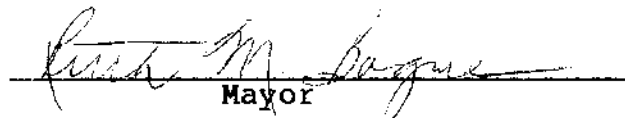
MOTION: To approve.
Ekberg/Melton - approved unanimously.

\$75,360.00 for property payment for Public Works facility.

MOTION: To approve payment of \$75,360.00 for Public Works facility.
Ekberg/Mc Carty - approved unanimously.

MEETING ADJOURNED AT 8:45 p.m.

Cassette recorder utilized.
#12 side 1 001 - 595.


Mayor

REGULAR COUNCIL MEETING OF APRIL 8, 1985

PRESENT: Councilmembers Crowe, Melton, Sorensen, Mc Carty and Mayor Bogue.

ABSENT: Councilmember Ekberg

PUBLIC HEARINGS:

1. C-85-02; Kosciak, petition for a bed and breakfast facility.
Edward Kosciak, applicant, spoke in favor.

MOTION: To approve C-85-02.
Crowe/Melton - approved unanimously.

2. SP-83-06; Dolphin Reach.
Frank Jackson, applicant, spoke in favor.

Mrs. Springer expressed concerns regarding changes.

MOTION: To approve SP-83-06.
Crowe/Melton - approved unanimously.

3. Determination of zone, annexation, RZ-85-01; Talmo, Inc.
Jeff Moore, representing applicants, requested a 30 day continuance to complete a revision of their plans.

MOTION: To grant a 30 day continuance.
Mc Carty/Melton - approved by a vote of 3 - 1; with Sorensen voting negative.

MINUTES: Approved as posted.

OLD BUSINESS:

1. Traffic signal for Gig Harbor High School.

MOTION: To approve request for traffic signal with the following recommendations:
1. Finalization and design of the system.
2. Develop a letter of agreement with the School District concerning the maintenance of the system and conditions under which the City might require the system be removed.
Sorensen/Melton - approved unanimously.

2. Request for street vacation by Gerald and Pamela Collen of 3805 Fennimore Street.
Pat Lantz, Attorney, representing applicants, spoke in favor.

Council requested additional information from applicants.

NEW BUSINESS:

1. Request for City water services - Andersons.

MOTION: To approve request by Andersons for City water.
Crowe/Melton - approved unanimously.

2. Liquor license application - Bridgeway Market No. 3.

MOTION: To approve liquor application.
Melton/Mc Carty - passed by a vote of 3 - 1; with Sorensen voting negative.

3. Ordinance to decriminalize several City Ordinances - 1st reading.

4. Police reserve program - Ordinance 1st reading.

ANNOUNCEMENT OF OTHER MEETINGS:

April 15, 1985: 6:30 p.m. - Short course on planning.

MEETING ADJOURNED AT 8:17 p.m.


Mayor

REGULAR COUNCIL MEETING OF APRIL 22, 1985

PRESENT: Councilmembers Crowe, Sorensen, McCarty, and Mayor Bogue.

ABSENT: Councilmembers Melton and Ekberg.

PUBLIC HEARINGS: None scheduled.

MINUTES: Approved with following addition: Old Business -
Item 2 - "Request by Gerald and Pamela Collen of 3805 Fennimore Street.

CORRESPONDENCE:

1. Woods Contract Amendment.
Petition to extend duration of contract allowing a private school at "The Woods: development. Planning Commission recommends approval. Set for hearing May 13, 1985.

DEPARTMENT MANAGERS REPORT:

Administrator: Information received regarding DNR recreational grant monies available. Deadline for letter of intent to apply as May 1, 1985.

MOTION: To send letter of intent to apply.
Crowe/McCarty - approved unanimously.

OLD BUSINESS:

1. Mr. Chuck Summers; Use of right-of-way request.
Council requested additional information from applicant including fair market value of the property in question.

MOTION: To table request for more information.
Sorensen/McCarty - approved unanimously.

2. Ordinance to decriminalize several City Ordinances - 2nd reading.

MOTION: To continue tht ordinance until the first meeting in May. Council wishes clarification of some portions.
Sorensen/McCarty - approved unanimously.

3. Ordinance #459 adopting a police reserve program - 2nd reading.

MOTION: To adopt Ordinance #459.
Sorensen/Crowe - approved unanimously.

NEW BUSINESS:

1. Liquor license renewals.

MOTION: To approve 13 annual liquor license renewals.
Crowe/McCarty - approved unanimously.

2. Pierce County public health contract.

MOTION: To approve contract renewal.
Crowe/McCarty - approved unanimously.

BILLS:

MOTION: To approve.
McCarty/Sorensen - approved unanimously.

MEETING ADJOURNED AT 7:55 p.m. Cassette recorder utilized.
#12 side 2 001 - 595.



Mayor

16
REGULAR COUNCIL MEETING OF MAY 13, 1985

PRESENT: All present.

PUBLIC HEARINGS: 7:13 p.m.

1. Amendment to "Woods" contract rezone.

Continuance requested by applicants.

2. SP-83-06; Dolphin Reach - amendment to site plan.
Request to reverse footprint of building #4.

Frank Jackson, applicant, and Bruce Dunn, architect, spoke in favor.

There was no public opposition.

MOTION: To approve site plan amendment.
Crowe/Melton - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request for outside water service.
Request by Mr. Robert Cohen for information on water service to eight residential lots.

MOTION: To approve outside water service request with the following conditions:

1. Require extension by applicant of 8" line from Vernhardson to a hydrant at his property.
2. Detailed development plans.
3. Determination of Pierce County fire flow requirements.

McCarty/Crowe - approved unanimously.

2. Street name change (View Street).
Request by Harold Moreland for street name change.

MOTION: To change street name to Stanich Avenue.
Ekberg/Melton

MOTION TO AMEND ORIGINAL MOTION: To name the street Stanich Lane.
Sorensen/Crowe - approved by a vote of 3 - 2; McCarty and Ekberg voting no to the amendment.

Vote to change street name to Stanich Lane - approved unanimously.

DEPARTMENT MANAGERS REPORT:

Administrator: Report on negotiations with Pierce County.

1. Bill for jail services provided by Pierce County for 1982 - 1983 resolved without any additional payments by the city.
2. City withdrew police billing for services for the same time period.
3. Regarding upcoming sewer treatment plant improvements - Pierce County agrees to participate in the costs.

OLD BUSINESS:

1. Viewing platform at Uddenberg Street.
Jim Widrig, project architect, explained the differences in the three designs.
Council approved Design #2 as a preliminary project design.
2. Engineering Report for Treatment Plant Improvements.
Information only regarding draft report.
3. Sawicky/Evans Annexation ordinance - 1st reading.

- 4. 2nd reading - Ordinance #460 - decriminalizing several city ordinances.

MOTION: To adopt Ordinance #460.
Ekberg/Melton - approved unanimously.

- 5. Lindner/Holmaas utility agreement.
William Hess, City Attorney, expressed concerns over some of the language used in the agreement.
Continued to meeting of 5/28/85 for clarification.

- 6. 1st reading - ordinance for vacation of a portion of Fennimore Street.
Patricia Lantz, attorney representing applicants, spoke regarding request.

- 7. Summers request to vacate a portion of Fuller Street.

MOTION: To give staff responsibility for determining applicants request for access to property.
Crowe/Melton - approved unanimously.

NEW BUSINESS:

- 1. Addressing Ordinance - 1st reading.

- 2. Comprehensive Plan contract - The Beckwith Group.

MOTION: To approve the contract.
Ekberg/Crowe - approved unanimously.

- 3. Funding increased sludge hauling costs.

MOTION: To fund increased sludge hauling costs by use of proceeds from advance refunding of utility bonds.
Ekberg/Crowe - approved unanimously.

- 4. Application for liquor license - Puerto Vallarta Restaurant - located at "The Woods".

MOTION: To approve liquor license application.
Crowe/Sorensen - approved unanimously.

- 5. Request to approve lease for a dump truck - Dick Boyles Chevrolet.

MOTION: To approve lease.
Ekberg/Crowe - approved by a vote of 3 - 2 with Melton and McCarty voting against.

ANNOUNCEMENT OF NEXT MEETING:

Next council meeting Tuesday, May 28, 1985.

MEETING ADJOURNED AT 9:52 p.m.

Cassette recorder utilized.
Tape #12 side 2 311 - 951
Tape #13 side 1 001 - 400



Mayor

78

REGULAR COUNCIL MEETING OF MAY 28, 1985

PRESENT: Councilmembers Ekberg, Crowe, Sorensen and Mayor Pro Tem Melton.

ABSENT: Councilmember McCarty, Mayor Bogue.

PUBLIC HEARINGS: 7:15 p.m.

1. Amendment to "Woods" contract rezone.
Planner Orr explained the rezone application. The applicants wish to add to their curriculum the fourth grade and increase their student limit to 65. Planning Commission recommends approval.

Diane Rebsamen, Board of Trustees Morning Star Waldorf School spoke in favor.

There was no public opposition.

MOTION: To consider this public hearing as the first reading of an ordinance for rezone.
Crowe/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request by Rebecca Sproat (Hermanns) for new street name.
Applicant request Wilkes Lane as name of private street.

MOTION: To approve Wilkes Lane as street name.
Ekberg/Crowe - approved unanimously.

2. SP-85-04, V-85-05; United Methodist Church.
Petition for site plan approval and variance to allow construction of a 32' high church containing 9,360 sq. ft. and parking for 150 vehicles. Planning Commission recommends approval. Set for hearing June 10, 1985.
3. SP-85-02, SP-85-06; City of Gig Harbor.
Petition for site plan and substantial development permit to allow extension of Jerisich Park float. Planning Commission recommends approval. Set for hearing June 10, 1985.
4. SP-85-03, SP-85-07; City of Gig Harbor.
Petition for site plan and substantial development permit approval to allow construction of a viewing platform at the Uddenberg Street end. Planning Commission recommends approval. Set for hearing June 10, 1985.

DEPARTMENT MANAGERS' REPORTS:

Planning: Information on grant for potential park sites. Set for hearing June 10, 1985.

OLD BUSINESS:

1. Advance refunding of outstanding bonds.
Duke Coonrad, Boettcher & Co. explained the method by which outstanding bonds can be refunded to obtain funds to finance current needs.

MOTION: To proceed with the refunding.
Ekberg/
Motion died for lack of a second.

2. Sawicky/Evans Annexation Ordinance - Ordinance #461 - 2nd reading.


MOTION: To approve Ordinance #461.
Crowe/Sorensen - approved unanimously.

3. Addressing Ordinance - Ordinance #462 - 2nd reading.

MOTION: To approve Ordinance #462.
Ekberg/Crowe - approved unanimously.

MEETING ADJOURNED AT 8:02 p.m.

Cassette recorder utilized.
Tape #13 side 2 020 - 253



Mayor

REGULAR COUNCIL MEETING OF JUNE 10, 1985

PRESENT: All present.

PUBLIC HEARINGS: 7:10 p.m.

1. Street end park study.

Planner Orr explained the study which aims to enhance several street ends that terminate at the harbor. This meeting was only for public input; the Planning Commission hopes to adopt the plan in July.

Mr. Eido Normet, a member of the design team, was on hand to answer questions.

Mr. Tom Morris, Mr. Peter Babich, Mr. Jack Reeves, Mr. William Reeves, Mr. Jim Ryan, and Attorney Mike Misner spoke against the site on Harborview Drive known as the old ferry landing.

Mr. Robert Elnor spoke against the Wheeler Street site.

Mr. Paul Gustafson expressed concerns over the Dorotich site.

Mr. Mark Stewart spoke in favor of the draft plan.

2. SP-85-04, SP-85-05; United Methodist Church.

Mayor Bogue excused herself from the proceedings due to a possible conflict of interest. Mayor Pro Tem Melton chaired this hearing.

Planner Orr explained the petition for site plan approval and variance to allow construction of a church, 32' high, containing 9,360 sq. ft. and parking for 150 vehicles. Planning Commission recommends conditional approval.

Mr. Jim Widrig, Mr. Ralph Winters, and Mr. James Smith spoke in favor of the project.

MOTION: To approve SP-85-05 with the following conditions:

1. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
2. Curbs, gutters, and sidewalks shall be installed along the Pioneer frontage. Said improvements to be constructed prior to final inspection of the structure.
3. A performance bond shall be obtained for the gravelled parking area which will assure that the gravelled parking area will be paved within 2 years subsequent to completion and occupancy of the church structure, i.e. main building.
4. A lighting plan for the exterior of the building, parking areas, and access drives shall be provided and subject to approval by the Planning Department.
5. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make final inspection of the approved structures. Fire protection devices shall be in accordance with the fire code.

6. Parking spaces within the paved portion shall be delineated with paint.
7. Construct a 4" high concrete curb (minimum) or equal, to separate all paved parking and passageway areas from landscape areas.
8. Prior to securing a building permit, submit a specific landscaping plan prepared by a landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
9. A building permit for approved structures (church facility) shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.
Ekberg/Sorensen - approved unanimously.

MOTION: To approve variance V-85-05.
Crowe/Ekberg - approved unanimously.

3. SDP-85-02, SP-85-06; City of Gig Harbor (Jerisich Park). Planner Orr explained intent to create more moorage for transient boaters, by extending existing dock 232'. Planning Commission recommends approval subject to no rafting allowed on either side of float and during construction no pile driving to be allowed between 9:00 p.m. and 7:00 a.m.

There was no public input.

MOTION: To approve SDP-85-02.
Crowe/Melton - approved unanimously.

Mr. Paul Gustafson spoke against limiting the time for pile driving.

MOTION: To approve site plan without the time limitation for pile driving.
Melton/McCarty - approved unanimously.

MOTION TO AMEND ORIGINAL MOTION: To screen garbage receptacles from the road and move closer to the dock.
Ekberg/Crowe - approved unanimously.

4. SDP-85-03, SP-85-07; City of Gig Harbor (Uddenberg St. end). Planner Orr explained intent to construct a viewing platform at the end of Uddenberg Street to provide visual access to the water. Planning Commission recommends approval subject to lighting being provided along stairways.

Mr. Leroy Paine spoke in favor of the project.

There was no public opposition.

MOTION: To approve SDP-85-03.
Crowe/Melton - approved unanimously.

Mr. Jim Ryan expressed concerns on the issue of parking at the site.

MOTION: To approve SP-85-07 with the Planning Commission recommendation as to lighting.
Crowe/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SDP-85-01, SP-85-05; Nauti-Cal's International, Inc. Petition for site plan and shoreline development approval to allow replacement of an existing pier with a float extending 132' for the purpose of mooring vessels that

are for sale at property located at 2905 Harborview Drive. Planning Commission recommends conditional approval. Set for hearing June 24, 1985.

DEPARTMENT MANAGERS' REPORTS:

Administration: Advance refunding of outstanding bonds. Speaking on behalf of the administration, Tom Heinecke explained the immediacy of the situation.

Duke Coonrad, Boettcher & Co, explained the procedure to free up reserves to provide funds for current needs.

MOTION: To accept the proposal for advance refunding. Melton/Crowe - approved unanimously.

ANNOUNCEMENT OF OTHER MEETINGS:

1. "Woods" contract rezone ordinance - 2nd reading - June 24, 1985.

RECESSED TO EXECUTIVE SESSION

RECONVENED

1. Approval of employment contract for City Administrator - Michael Wilson.

MOTION: To accept employment contract within the guidelines outlined by the City Attorney. Crowe/Melton - approved unanimously.


2. Planning Commission appointment.

Gretchen Wilbert was nominated by Mayor Bogue to fill the vacancy on the Planning Commission.

MOTION: To confirm the appointment of Gretchen Wilbert to the Planning Commission. Melton/Crowe - approved unanimously.

MEETING ADJOURNED AT 9:47 p.m.

Cassette recorder utilized.
Tape #14 side 1 001 - 717



Mayor

REGULAR COUNCIL MEETING OF JUNE 10, 1985

PRESENT: All present.

PUBLIC HEARINGS: 7:10 p.m.

1. Street end park study.

Planner Orr explained the study which aims to enhance several street ends that terminate at the harbor. This meeting was only for public input; the Planning Commission hopes to adopt the plan in July.

Mr. Eido Normet, a member of the design team, was on hand to answer questions.

Mr. Tom Morris, Mr. Peter Babich, Mr. Jack Reeves, Mr. William Reeves, Mr. Jim Ryan, and Attorney Mike Misner spoke against the site on Harborview Drive known as the old ferry landing.

Mr. Robert Elnor spoke against the Wheeler Street site.

Mr. Paul Gustafson expressed concerns over the Dorotich site.

Mr. Mark Stewart spoke in favor of the draft plan.

2. SP-85-04, SP-85-05; United Methodist Church.

Mayor Bogue excused herself from the proceedings due to a possible conflict of interest. Mayor Pro Tem Melton chaired this hearing.

Planner Orr explained the petition for site plan approval and variance to allow construction of a church, 32' high, containing 9,360 sq. ft. and parking for 150 vehicles. Planning Commission recommends conditional approval.

Mr. Jim Widrig, Mr. Ralph Winters, and Mr. James Smith spoke in favor of the project.

MOTION: To approve SP-85-05 with the following conditions:

1. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
2. Curbs, gutters, and sidewalks shall be installed along the Pioneer frontage. Said improvements to be constructed prior to final inspection of the structure.
3. A performance bond shall be obtained for the gravelled parking area which will assure that the gravelled parking area will be paved within 2 years subsequent to completion and occupancy of the church structure, i.e. main building.
4. A lighting plan for the exterior of the building, parking areas, and access drives shall be provided and subject to approval by the Planning Department.
5. Fire protection improvements required shall have been installed and be operable at the time the Building Department is requested to make final inspection of the approved structures. Fire protection devices shall be in accordance with the fire code.
6. Parking spaces within the paved portion shall be delineated with paint.
7. Construct a 4" high concrete curb (minimum) or equal, to separate all paved parking and passageway areas from landscape areas.
8. Prior to securing a building permit, submit a specific landscaping plan prepared by a landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the

general landscaping proposals indicated on the submitted exhibit. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.

9. A building permit for approved structures (church facility) shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council.
Ekberg/Sorensen - approved unanimously.

MOTION: To approve variance V-85-05.
Crowe/Ekberg - approved unanimously.

3. SDP-85-02, SP-85-06; City of Gig Harbor (Jerisich Park).
Planner Orr explained intent to create more moorage for transient boaters, by extending existing dock 232'. Planning Commission recommends approval subject to no rafting allowed on either side of float and during construction no pile driving to be allowed between 9:00 p.m. and 7:00 a.m.

There was no public input.

MOTION: To approve SDP-85-02.
Crowe/Melton - approved unanimously.

Mr. Paul Gustafson spoke against limiting the time for pile driving.

MOTION: To approve site plan without the time limitation for pile driving.
Melton/McCarty - approved unanimously.

MOTION TO AMEND ORIGINAL MOTION: To screen garbage receptacles from the road and move closer to the dock.
Ekberg/Crowe - approved unanimously.

4. SDP-85-03, SP-85-07; City of Gig Harbor (Uddenberg St. end).
Planner Orr explained intent to construct a viewing platform at the end of Uddenberg Street to provide visual access to the water. Planning Commission recommends approval subject to lighting being provided along stairways.

Mr. Leroy Paine spoke in favor of the project.

There was no public opposition.

MOTION: To approve SDP-85-03.
Crowe/Melton - approved unanimously.

Mr. Jim Ryan expressed concerns on the issue of parking at the site.

MOTION: To approve SP-85-07 with the Planning Commission recommendation as to lighting.
Crowe/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SDP-85-01, SP-85-05; Nauti-Cal's International, Inc.
Petition for site plan and shoreline development approval to allow replacement of an existing pier with a float extending 132' for the purpose of mooring vessels that are for sale at property located at 2905 Harborview Drive. Planning Commission recommends conditional approval. Set for hearing June 24, 1985.

DEPARTMENT MANAGERS' REPORTS:

Administration: Advance refunding of outstanding bonds. Speaking on behalf of the administration, Tom Heinecke explained the immediacy of the situation.

Duke Coonrad, Boettcher & Co, explained the procedure to free up reserves to provide funds for current needs.

MOTION: To accept the proposal for advance refunding.
Melton/Crowe - approved unanimously.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. "Woods" contract rezone ordinance - 2nd reading -
June 24, 1985.

RECESSED TO EXECUTIVE SESSION

RECONVENED

- 1. Approval of employment contract for City Administrator -
Michael Wilson.

MOTION: To accept employment contract within the
guidelines outlined by the City Attorney.
Crowe/Melton - approved unanimously.

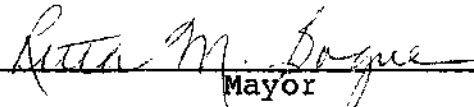
- 2. Planning Commission appointment.

Gretchen Wilbert was nominated by Mayor Bogue to fill
the vacancy on the Planning Commission.

MOTION: To confirm the appointment of Gretchen Wilbert
to the Planning Commission.
Melton/Crowe - approved unanimously.

MEETING ADJOURNED AT 9:47 p.m.

Cassette recorder utilized.
Tape #14 side 1 001 - 717



Mayor

REGULAR COUNCIL MEETING OF JUNE 24, 1985

PRESENT: Councilmembers Ekberg, Sorensen, McCarty, and Mayor
Pro Tem Melton.

ABSENT: Councilmember Crowe, Mayor Bogue.

PUBLIC HEARINGS: 7:07 p.m.

- 1. SDP-85-01, SP-85-05; Nauti'Cal's International, Inc.
Planner Orr explained the request to replace an existing
pier with a float extending approximately 134' into the
harbor to utilize yacht brokerage with moorage located at
the old Standard Oil dock.

Jim Ryan expressed concerns over the length of the proposed
pier.

There was no public opposition.

MOTION: To approve shoreline development permit SDP-85-01
with the following conditions:

- 1. Building permit for approved structures shall be
secured and construction commence within two
years subsequent to approval of this application
by the city council or said approval shall be
void.
- 2. Storm drainage water shall be treated with an
oil/sludge separator.

3. Curb, gutter and sidewalks shall be provided along the entire Harborview frontage. Exact location shall be approved by the Public Works Director.
4. Prior to securing a building permit, submit a specific landscaping plan prepared by a licensed landscape contractor to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposal indicated of the submitted exhibit and include a mechanical irrigation plan. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
5. Fire protection improvements shall conform to the specifications of the Uniform Fire Code and all applicable local codes.
6. All parking areas shall be delineated with white paint.
7. All piers, docks, and floats shall be constructed and maintained in a safe and sound condition.
8. Pilings employed in piers or any other structure shall have a minimum vertical clearance of one (1) foot above extreme high water.
9. Marina operator shall post all regulations pertaining to handling and disposal of waste, sewage or toxic materials where all marina users may easily read them.
10. Lighting for the project shall be shielded or "100% cutoff" fixtures required.
11. Southernmost finger pier reduced in length from 26' to 20'.
McCarty/Sorensen - approved unanimously.

MOTION: To approve site plan SP-85-05.
Sorensen/Ekberg - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-85-07; Brazina.
Petition for variance to allow an addition to a residence 17½' in height where 15' is otherwise permitted. The property is located at 3422 Shyleen Drive. Planning Commission recommends approval. Set for hearing July 8, 1985.

OLD BUSINESS:

1. "Woods" contract rezone - Ordinance #463.
MOTION: To adopt Ordinance #463.
McCarty/Melton - approved unanimously.

MOTION: Ordinance will not be in effect until the basic contract for the "Woods" has been amended.
McCarty/Melton - approved unanimously.
2. Vacation of a portion of Fennimore Street - Ordinance #464.
Patricia Lantz, representing the proponents, spoke in favor of the vacation.

MOTION: To adopt Ordinance #464.
Ekberg/Sorensen - approved unanimously.
3. Holly Bluff subdivision.
Attorney Bill Hess explained the escrow account set up by the developer as an assurance to the City that funds would be available for improvements to the project.

MOTION: To accept proposed contract.
McCarty/Ekberg - approved unanimously.

MOTION: To approve the final plat.
Sorensen/McCarty - approved unanimously.

4. Chuck Summers - request for use of right-of-way.
Tom Heinecke explained the request; in order to have an access to his property, Chuck Summers is requesting the use of a portion of the city right-of-way to use for his driveway. He submitted a design using a 6' x 42' strip of city right-of-way for his driveway.

MOTION: To approve the design using the right-of-way.
McCarty/Sorensen - approved unanimously.

5. Proposed park at the old ferry landing - Resolution #188.
Tom Heinecke explained the necessity for the resolution. One of the conditions that must be met in the grant application for this park, is passage of a resolution which gives the city the authority to apply for the grant.

MOTION: To adopt Resolution #188 authorizing staff to continue with the grant process.
Ekberg/Sorensen - approved unanimously.

NEW BUSINESS:

1. EMS Levy.
Continued to July 8, 1985 to allow staff to obtain more information.
2. Contract approval for the Stormwater Master Plan.
Tom Heinecke explained the proposed contract with URS Engineers.


MOTION: To approve the contract.
McCarty/Sorensen - approved unanimously.

BILLS:

MOTION: To approve.
Ekberg/McCarty - approved unanimously.

MEETING ADJOURNED 8:10 p.m.

Cassette recorder utilized.
Tape 14 Side 2 001 - 352.



Mayor

REGULAR COUNCIL MEETING OF JULY 8, 1985

PRESENT: Councilmembers Ekberg, Crowe, Melton, Sorensen and Mayor Bogue.

ABSENT: Councilmember McCarty.

CALL TO ORDER: 7:05 p.m.

INTRODUCTION OF STAFF:

1. Michael R. Wilson was introduced as the new city administrator.
2. Constance S. Leonard was introduced as the new finance director.

PUBLIC HEARINGS:

1. V-85-07; Brazina.
Planner Orr explained the request to allow an addition to a residence 17½' in height where 15' is otherwise permitted. The property is located at 3422 Shyleen Drive.

Jim Widrig, architect, spoke in favor of the project.

There was no public opposition.

MOTION: To approve V-85-07.
Ekberg/Crowe - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-85-08; Hunter.
Petition for a variance to construct a residence 28' in height where 24' is otherwise permitted at the southwest corner of the intersection of Franklin and Uddenberg. Planning Commission recommends denial. Set for hearing July 22, 1985.
2. V-85-09; Balum.
Petition for a variance to construct a residence 18'3" in height where 15' is otherwise permitted at the southwest corner of the intersection of Woodworth and Vernhardson. Planning Commission recommends denial. Set for hearing July 22, 1985.

DEPARTMENT MANAGERS' REPORTS

Public Works.

1. The approval process for the Engineering Report for the treatment plant was discussed.
2. A recent break-in at the city shop and loss of tools, a chainsaw, and microwave was reported.
3. Dan Eberle, temporary employee at the treatment plant, was in a motorcycle accident.

OLD BUSINESS:

1. EMS Levy.
Drew Wingard, Chief of Fire District #5 explained the funding process for the Emergency Medical Services. The current levy runs out this year - the Fire District would like to put it on the ballot in September for another six year levy and would like the city to include it on their ballot at the same time.

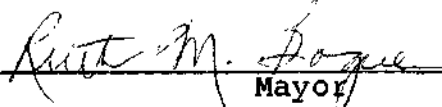
MOTION: To include the EMS levy on the ballot in September.
Sorensen/Ekberg - approved unanimously.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Comprehensive Plan Study Group will meet Thursday, July 11, 1985.

MEETING ADJOURNED 7:22 p.m.

Cassette recorder utilized.
Tape 15 Side 1 001 - 098.



Mayor

58

EMERGENCY COUNCIL MEETING OF JULY 29, 1985

PRESENT: Councilmembers Ekberg, Sorensen, Crowe and Mayor Bogue.

ABSENT: Councilmembers Melton and McCarty.

CALL TO ORDER: 6:07 p.m.

Meeting called to take action on two issues needing Council approval by August 1, 1985.

1. Viewing platform bid.

The bid of Hunter Construction, Inc. to construct a viewing platform on North Harborview was reviewed.

MOTION: To approve Hunter Construction, Inc. bid price of \$22,745.00 and alternate No. 1 of \$3,354.00. Ekberg/Crowe - approved unanimously.

2. EMS resolution.

To confirm by resolution action taken at the Council meeting of July 8, 1985 to place an EMS levy proposition on the September ballot.

MOTION: To approve Resolution #189. Sorensen/Crowe - approved unanimously.

MEETING ADJOURNED 6:12 p.m.

Cassette recorder utilized.
Tape 15 Side 1 099 - 134.



Mayor

REGULAR COUNCIL MEETING OF AUGUST 12, 1985

PRESENT: Councilmembers Ekberg, Crowe, Sorensen, McCarty and Mayor Pro Tem Melton.

ABSENT: Mayor Bogue.

PUBLIC HEARING: 7:06 p.m.

1. V-85-09: Balum.

Planner Orr explained the request to construct a residence 18'3" in height where 15' is permitted. The property is located at the southwest corner of the intersection of Woodworth and Vernhardson.

Ed Balum, applicant, and Larry McMichael, builder, spoke in favor of the request.

There was no public opposition.

MOTION: To deny V-85-09. Ekberg/Sorensen - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-85-04: Summers.

Petition for a variance to allow a garage located 10' from the front property line located at the southwesterly corner of Franklin and Fuller. P.C. recommends approval. Set for hearing August 26, 1985.

2. SP-85-08, V-85-06: Soundview Park.

Petition for site plan and variance approval to allow

construction of 6 office buildings totaling 55,600 sq. ft., 31'4" in height with parking located in a front yard area. The property is located off Soundview Drive, just north of Hollycroft. P.C. recommends conditional approval. Set for hearing August 26, 1985.

3. SDP-85-04: Whitman.
Petition for a substantial development permit to allow construction of a pier, gangway and float accessory to a residence. P.C. recommends approval. Set for hearing August 26, 1985.
4. Buntain: Determination of Zone, Annexation.
Petition to annex one lot containing a duplex under R-2 zoning. The property is located at 6407 Soundview Drive. P.C. recommends approval. Set for hearing September 9, 1985.
5. Reiner Annexation.
Petition to annex one acre of land under R-1 zoning. The property is located just southeast of Cascade Blvd. P.C. recommends approval. Set for hearing September 9, 1985.
6. Invitation to council to attend Grays Harbor MCS Home Tour.
7. Pierce County - Creation of County-wide Basin Plan Review Committee.
Mayor Bogue is a member of this committee.
8. Request to be released from water standby charge by John and Katherine Puratich.
Administrator Wilson explained the standby charge as defined by previously adopted ordinance.

MOTION: To deny the request to be released from the standby charge.
Ekberg/Sorensen - approved unanimously.

9. Request for outside sewer service by F.W. Buntain.
Public Works Director Heinecke explained the request and the health problems involved with the present situation. Attorney Hess discussed the legalities involved.
- MOTION:** To approve the request for outside sewer service.
Crowe/McCarty - approved unanimously.

10. Request for reduction of connection charges by Harbor Montesorri.
Public Works Director Heinecke explained the request as submitted and the difference in costs as defined by ordinance.
Administrator Wilson suggested a payment schedule/arrangement could be worked out.
John Dayhoff, attorney, spoke in favor of the request and suggested pro-rating the hook-up fees.
Council directed staff to research other possible alternatives and to provide copies of the ordinance which states the city has the right to assess charges for changes in use.
11. Storm drainage problem on Craig Lane.
Public Works Director Heinecke explained the problem of the storm drainage system and whether or not it is the responsibility of the city.
Attorney Hess explained that there was no way to determine the liability until a solution is decided upon.
Jim Ryan and Martin Erdahl, property owners, asked the city for action on the situation.
Discussion followed on the alternatives available to the city - short and long term solutions.

MOTION: To proceed with full easements in an effort to effectively deal with the situation.
Sorensen/Crowe - approved unanimously.

DEPARTMENT MANAGERS' REPORTS:

Administration:

1. 1986 Budget preparation schedule.
Administrator Wilson provided council with a tentative schedule for use in preparing the 1986 budget.
2. Insurance renewal.
Mike provided council with information regarding the increased costs of insurance and the difficulties in obtaining some kinds of insurance.

OLD BUSINESS:

1. Comprehensive Water Plan update.
Public Works Director Heinecke reviewed the progress made to date regarding the contract with KCM and asked for council approval.

MOTION: To approve the contract with KCM for the Comprehensive Water Plan.
Crowe/Sorensen - approved unanimously.

NEW BUSINESS:

1. Salary adjustment - Court Clerk.
Administrator Wilson explained the need to increase the salary range of the court clerk by 5% in order to stay competitive in the job market.

MOTION: To approve the 5% increase in the salary range of the municipal court clerk.
Ekberg/Crowe - passed by a vote of 3 to 1 with Councilmember Sorensen voting against.

2. 1st reading of an ordinance pertaining to changes in business hours of City Hall.

MEETING ADJOURNED 8:53 p.m.

Cassette recorder utilized.
Tape 15 Side 1 135 - 986.
Tape 15 Side 2 001 - 012.



Mayor

REGULAR COUNCIL MEETING OF AUGUST 26, 1985

PRESENT: Councilmembers Ekberg, Sorensen, McCarty and Mayor Bogue.

ABSENT: Councilmembers Crowe, Melton.

PUBLIC HEARINGS: 7:20 p.m.

1. Six-year street improvement plan.
Public Works Director Heinecke explained the necessity to pass a resolution up-dating the city's street improvement plan.

There were no public comments.

MOTION: To approve Resolution #190 adopting the six-year street improvement plan.
Sorensen/Ekberg - approved unanimously.

2. V-85-04: Summers.
Planner Orr explained the request for a variance to allow a garage located 10' from the front property line where 25' is required.

There were no public comments.

MOTION: To approve the variance request.
Ekberg/Sorensen - approved unanimously.

3. SP-85-08, V-85-06: Soundview Park.

Administrator Wilson introduced a letter received by the city dated August 22, 1985 from the Washington State Department of Ecology prohibiting any sewer hook-ups. Because of this, staff requested the public hearing be tabled to allow staff to further determine all the implications of this order.

MOTION: To table the public hearing on Soundview Park until more information can be gathered in regard to the State's moratorium on sewer hook-ups.
Sorensen/McCarty - approved unanimously.

4. SDP-85-04: Whitman.

Planner Orr explained the petition for a substantial development permit to allow construction of a pier, gangway and float accessory to a residence.

Robert Whitman, applicant, spoke in favor.

There was no public opposition.

MOTION: To approve SDP-85-04.
Sorensen/McCarty - approved unanimously.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Request for new street name by Stephan Anderson.

The names Harborview Lane, Harbor Lane or Millville Lane were submitted as possible choices by the applicant.

MOTION: To approve the name Millville Lane as street name.
Sorensen/McCarty - approved unanimously.

2. V-85-11: Short.

Petition for a variance to construct a residence 23' from a rear property line where 30' is otherwise allowed. The property is located at 2812 Harborview Drive. Planning Commission recommends denial. Set for hearing September 9, 1985.

3. V-85-12: Marrone.

Petition for a variance to construct a residence 22' in height where 15' is otherwise allowed. The property is located off Valley View Drive. Planning Commission recommends denial. Set for hearing September 9, 1985.

OLD BUSINESS:

1. Connection charges for Montessori School.

Public Works Director Heinecke explained the original request by the Montessori School and the proposal by the City regarding a reduction in connection charges for a change in use of a building. John Dayhoff, attorney and parent, provided council with his interpretation of the ordinances regulating use changes.

MOTION: To approve a payment agreement accepting 50% of the amount now and the balance over the next two years.
Sorensen/Ekberg - approved unanimously.

MOTION TO AMEND ORIGINAL MOTION:

To allow staff to agree on a payment schedule with the Montessori School.
Sorensen/Ekberg - approved unanimously.

2. Request for amendment to Peninsula Architects' contract.

Mr. Heinecke explained that the architect's hours had exceeded the fees charged, there had been changes in design and the request was valid. The architects request

an additional \$881 be added to their contract. Mr. Heinecke stated that adequate funding was available.

MOTION: To authorize the amendment to Peninsula Architects' contract.
Ekberg/Sorensen - approved unanimously.

3. Creation of a County-wide Basin Plan Review Committee.
Mayor Bogue explained the need to vote on a representative for Pierce County small cities from a list of names

MOTION: To allow either Mayor H. Harman of Orting or Mayor R. Crowe of Puyallup to serve as the representative of small cities in Pierce County.
McCarty/Ekberg - approved unanimously.

4. Ordinance pertaining to changes in business hours of City Hall - Ordinance #465 - 2nd reading.


MOTION: To approve Ordinance #465.
Ekberg/McCarty - approved unanimously.

5. Letter from DOE regarding sewer hook-ups.
Mr. Heinecke explained that the city had been acting under a notice of violation since last July in allowing hook-ups outside the city limits, but that those inside the city limits were approved. The letter received today orders that the city will allow no hook-ups to the sewer system, except for those who already have a written commitment from the city, and other special situations. Staff will have further contact with DOE in order to clarify the intent of the order.

BILLS:

MOTION: To approve.
McCarty/Ekberg - approved unanimously.

MEETING ADJOURNED 8:28 p.m. Cassette recorder utilized.
Tape 15 Side 2 001 - 351.



Mayor

REGULAR COUNCIL MEETING OF SEPTEMBER 9, 1985

PRESENT: All present.

PUBLIC HEARINGS: 7:05 p.m.

1. Buntain: Determination of Zone.
Planner Orr explained the request for R-2 zoning of a lot which the proponent intends to apply for annexation into the city.

There was no public input on the zone application.

2. Reiner: Request for Annexation.
Planner Orr explained the request for annexation of one acre of land under R-1 zoning. The property is located just southeast of Cascade Blvd.

Jim Ryan, neighboring property owner, questioned the effects the sewer moratorium would have on the development of this property. Administrator Wilson explained it would be highly unlikely that this property would be exempt from the moratorium and a building permit would not be issued until the moratorium is lifted.

MOTION: To annex the property.
Ekberg/Crowe - unanimously approved.

3. SP-85-08, V-85-06: Soundview Park.

Planner Orr explained the request for site plan and variance approval to allow construction of 6 office buildings totaling 55,600 sq. ft., 31'4" in height with parking located in a front yard area. The property is located off Soundview Drive, just north of Hollycroft.

There was no public opposition on the height variance.

MOTION: To approve the height variance.
Crowe/Melton - unanimously approved.

There was no public opposition to the parking variance.

MOTION: To approve the parking variance.
Crowe/McCarty - approved by a vote of 4 - 1;
Ekberg voting against the parking variance.

Jack Banks, one of the proponents, spoke in favor of the site plan.

John Holmaas, neighboring property owner, expressed concern over the future development of his property and the possibility that development of his property might require the installation of a left turn lane on Soundview. Bill Pierce, 28th Ave. resident, expressed concern over the amount of natural screening to front 28th Avenue.

There was no public opposition to the site plan.

MOTION: To approve SP-85-08 with the following conditions:

1. Curb, gutters and sidewalks are to be assigned by the Public Works Director and time limitations set with bond to assure time schedule.
2. Storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the City Public Works Director and Pierce County.
3. A temporary erosion and sedimentation control plan shall be required to mitigate impacts on downstream property owners and/or storm drainage systems. The plan shall be reviewed by the City and County Public Works Departments prior to site grading.
4. Prior to securing a building permit, submit a specific landscape plan prepared by a licensed landscape architect. The site shall be developed in accordance with the approved landscape plan prior to occupancy. The landscape plan shall provide a minimum of 10' of landscape buffer area from all property lines except for a 20' buffer on the east side.
5. Since the project will be phased, all areas not pertaining to the improvement of Phase I shall be left in its natural state.
6. Fire protection improvements required shall have been installed and be operable at the time flammable materials are brought to the site.
7. The emergency access location shall be located to the south end of the property, toward the cul-de-sac.
8. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking areas and passageway areas from landscaped areas.

9. A lighting plan for the parking area shall be submitted to the Planning Department for review prior to final inspection of the building.
10. Signage for the total complex shall be uniform in design and consistent with the submitted exhibit. The Planning Department shall approve proposed sign package for the complex.
11. Building permit for approved structures shall be secured and construction commence within 2 years subsequent to approval of this site plan by the City Council or said approval shall be void.
Ekberg/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION: To add to the end of condition #11, the phrase "and shall not proceed within those 2 years until the moratorium is lifted".
Sorensen/Ekberg - unanimously approved.

The amendment was clarified by Councilmember Ekberg to mean that the two years doesn't start running until the moratorium is lifted.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. Pierce Transit Board of Commissioners.
Administrator Wilson explained that every four years the composition of the Board of Commissioners is required to be reviewed. A representative from Gig Harbor may be appointed to participate in this review.

Jack Bujacich, Pierce County Councilmember and Pierce Transit Board member, explained the current composition of the Board and recommended the Board make-up remain as it presently is.

MOTION: To appoint Councilmember McCarty as Gig Harbor's representative to the Board Review meeting.
Melton/Crowe - unanimously approved.

2. V-85-13: Stenbak.
Petition for a variance to construct an addition to the west side of an existing residence 22½' in height where 15' is permitted. The property is located at 8817 Prentice Avenue. Planning Commission recommends approval. Set for hearing September 23, 1985.

DEPARTMENT MANAGERS' REPORTS:

Administration:

1. DOE sewer hook-up moratorium report.
Administrator Wilson explained the status of the state ordered moratorium. The city has requested clarification of the exclusions mentioned in the order, but as of this date have not received an answer. The city has ceased issuing building permits until clarification has been received from the state.
2. Montessori School utility connection report.
Mr. Wilson reported that a payment agreement has been reached with the Montessori School for the payment of the sewer and water hook-up charges. The City has entered into a one-year agreement of twelve monthly payments and the school has opened.

OLD BUSINESS:

1. Jerisich Dock Extension - Contract award.
Public Works Director Heinecke reported on the recent bid proposals received by the city for the extension of the Jerisich Dock and the installation of a fire protection system. Because of the extreme differences in bids for the fire protection system, Mr. Heinecke recommended the city approve a contract with Sea & Shore Pile Driving (the lowest bidder on the dock extension) for the dock extension alone, and re-advertise for bids on the fire protection system.

MOTION: To approve a contract with Sea & Shore Pile Driving for the dock extension phase for \$38,141.00.
Sorensen/Ekberg - unanimously approved.

NEW BUSINESS:

1. Statutory Warranty Deed.
Mr. Heinecke explained that Mr. and Mrs. Thomas Morris wished to deed to the City a 20 foot piece of property as a gift.

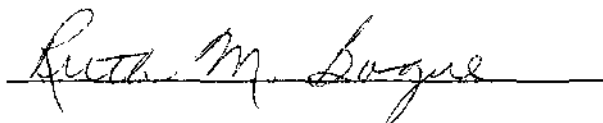
MOTION: To accept the gift of the deed.
Crowe/Sorensen - unanimously approved.

2. Proposed moorage fees at the City Dock - 1st reading of an ordinance.

3. Severance agreement.
Mr. Wilson explained the agreement proposed to be entered into by the city and the department heads.

MOTION: To table this issue until the meeting of September 23, 1985 to allow time for review and additional information.
Melton/Crowe - unanimously approved.

MEETING ADJOURNED: 8:28 p.m. Cassette recorder utilized.
Tape 16 Side 2 001 - 552.



EMERGENCY COUNCIL MEETING SEPTEMBER 19, 1985

PRESENT: Councilmembers Ekberg, Sorensen, McCarty and Mayor Bogue.

ABSENT: Councilmembers Crowe, Melton.

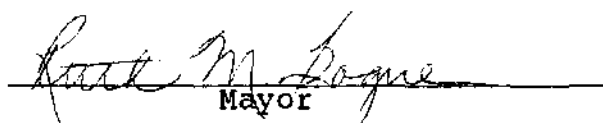
CALL TO ORDER: 5:05 p.m.

The meeting was called to take action on an issue needed Council approved before September 20, 1985.

1. EMS Levy Resolution.
Due to low voter turnout at the September 17, 1985 primary election, Council needs to re-confirm by resolution the intent to place the levy on the November 5, 1985 election.

MOTION: To approve Resolution #191.
McCarty/Ekberg - approved unanimously.

MEETING ADJOURNED: 5:06 p.m. Cassette recorder utilized.
Tape 16 Side 1 564 - 572.



Mayor

REGULAR COUNCIL MEETING OF SEPTEMBER 23, 1985

PRESENT: Councilmembers Ekberg, Crowe, Melton, McCarty and Mayor Bogue.

ABSENT: Councilmember Sorensen.

PUBLIC HEARINGS: 7:02 p.m.1. V-85-13: Stenbak.

Planner Orr explained the request for a variance to construct an addition to an existing residence 22½' in height where 15' is permitted. The property is located at 8817 Prentice Avenue.

There was no public input.

MOTION: To approve V-85-13 with the recommendation of the Planning Commission to reduce the height by 18" thereby reducing the variance to 6'. Ekberg/McCarty - unanimously approved.

MINUTES: Approved as posted.

CORRESPONDENCE:1. Request for street names at Spinnaker Ridge.

Request by the developer of Spinnaker Ridge for names for the five private cul-de-sacs in the development.

MOTION: To approve the names requested with the name ending "Lane". Crowe/Melton - approved by a vote of 3 - 1; Ekberg voting against.

2. Request by St. Nicholas Church for a special occasion liquor license.

Request for special occasion liquor license for 11th annual dinner.

MOTION: To approve the special occasion license. Crowe/McCarty - unanimously approved.

3. SP-85-09: Bland/First Baptist Church.

Petition for site plan approval to allow construction of an 18 vehicle parking lot located behind the First Baptist Church. Planning Commission recommends conditional approval. Set for hearing October 14, 1985.

4. SDP-84-01, SP-84-06: Williamson/Gig Harbor Marina.

Petition for site plan and substantial development permit approval to allow expansion of boat moorage and repair facilities. Planning Commission recommends conditional approval. Set for hearing October 14, 1985.

5. Talmo Annexation Request and Petition for R-3 zoning; Talmo Rezone Request R-1 to R-3.

Determination of zone prior to annexation and annexation, together with rezone request from R-1 to R-3. Planning Commission recommends approval of the annexation with R-1 zoning; denial of the rezone. Set for hearing October 14, 1985.

DEPARTMENT MANAGERS' REPORTS:Administration:1. Severance agreement.

Administrator Wilson explained to council no other cities had such an agreement with their department heads. He offered alternative language to use in the agreement making it possible to give notice of severance or severance pay.

MOTION: To disapprove the proposed severance agreement. Crowe/Melton - approved by a vote of 3 - 1; Ekberg voting against.

2. Pre-design engineering services for the sewer treatment plant.

Administrator Wilson explained the status of the design work being done by URS Engineers for the plant. He added that the possibility of obtaining grant monies for the expansion was helped along by the speeding up of the pre-design phase.

3. DOE moratorium on sewer connections.

Administrator Wilson had requested clarification from DOE on the terms of the recent order. DOE responded by indicating that "written commitments" made by the city meant "the city council had approved a site plan for those projects requiring it" or "a building permit had been obtained for all other buildings/projects".

OLD BUSINESS:

1. 2nd reading - Ordinance #466 - regarding moorage fees at the City Dock.

Finance Director Leonard explained the creation of a revenue account for monies received from the moorage fees.

MOTION: To approve Ordinance #466. Ekberg/Crowe - unanimously approved.

2. 2nd reading - Buntain: Determination of zone, Annexation.

Planner Orr explained the request for R-2 zoning of a lot which the proponent intends to annex into the city.

There was no public input.

MOTION: To approve the request for R-2 zoning. Crowe/Melton - unanimously approved.

The applicant had requested Planner Orr to proceed with the annexation request.

MOTION: To approve the annexation of the property. McCarty/Melton - unanimously approved.

3. Montessori School request for reconsideration of utility hook-up charges.

Administrator Wilson explained the figures obtained by the Montessori School in the original meeting with Public Works Director Heinecke were purely preliminary figures; that the number of students and square footage had changed from the original numbers.

Council determined to remain with their original decision on the hook-up charges.

NEW BUSINESS:


1. Tacoma-Pierce County Chamber of Commerce invitation.

Mayor Bogue invited Council to attend the kickoff to the campaign for HJR 23.

BILLS:

MOTION: To approve. Crowe/McCarty - unanimously approved.

MEETING ADJOURNED AT 7:29 p.m. Cassette recorder utilized. Tape 16 Side 1 573 - 833.



Mayor

REGULAR COUNCIL MEETING OF OCTOBER 14, 1985

PRESENT: Councilmembers Crowe, Sorensen, McCarty and Mayor Pro Tem Melton.

ABSENT: Councilmember Ekberg and Mayor Bogue.

PUBLIC HEARINGS:

1. SDP-84-01, SP-84-06: Williamson/Gig Harbor Marina.
Planner Orr explained the request for site plan and shoreline development permit approval to allow expansion of boat moorage and repair facilities.

Planning Commission recommends approval of SDP-84-01 and approval of the site plan with the following conditions:

1. A bulkhead constructed within the northwest marine ways shall not be located waterward of the MHHW line (11.8-foot elevation). This would eliminate the previously proposed fill.
2. Two new oil/grease/sediment traps shall be installed within the stormwater drainage system to intercept all stormwater flowing from the applicant's property to Gig Harbor.
3. A mixture of cobble/sand/silt shall be placed at the toe of all vertical bulkheads adjacent to the applicant's property. That fill material shall be placed with a 1.5 horizontal to 1.0 vertical-foot slope beginning at the 6.0-foot elevation line on the bulkheads.
4. The existing city stormwater outfall shall be extended to the MLLW line.
5. All rails, cross-ties and large debris shall be removed from the northwest marine ways.
6. Dredging shall not exceed minus 8 feet MLLW.
7. Curbing structures shall be installed along the waterfront perimeter of the applicant's property to prevent contaminating substances from entering the water.
8. All gravelled parking areas shall be paved and striped.
9. Fire protection improvements shall conform to the specifications of the Uniform Fire Code and all applicable local codes.
10. Signs shall be posted indicating public access.
11. Boaters should not use their marine toilets while moored unless these toilets are self-contained or have an approved treatment device. Signs stating this should be posted where they are readily visible to all boaters.
12. Curbs, gutters and sidewalks including landscaping shall be provided along the Harborview frontage. Exact location subject to staff review and approval.

There was no public input.

MOTION: To approve SP-84-06 with the twelve conditions recommended by the Planning Commission. Crowe/Sorensen - approved unanimously.

MOTION: To approve SDP-84-01.
Sorensen/Crowe - approved unanimously.

- 2. Talmo Annexation Request and Petition for R-3 zoning;
Talmo Rezone Request R-1 to R-3.

Council received a letter from Geoff Moore on behalf of the applicant requesting a continuance until the regular council meeting of November 25, 1985. Council agreed to continue the public hearing until that date.

- 3. SP-85-09: Bland/First Baptist Church.
Planner Orr explained the request to allow construction of a nineteen vehicle parking lot behind the First Baptist Church.

Planning Commission recommends approval subject to the following conditions:

- 1. The parking area shall be surfaced with asphalt concrete pavement, or comparable material, and shall be graded to dispose of all surface water. All parking and grading plans relating to the parking facilities shall be reviewed and approved by the Public Works and Planning Departments before any work can commence.
- 2. All parking areas shall be striped, marked, and maintained according to approved plans.
- 3. Lighting provided in off-street parking areas shall be directed away from the adjoining premises and streets. The type and location of luminaries shall be approved by the Planning Department.
- 4. The trash refuse container shall be adequately screened from view.
- 5. The access driveways shall be a minimum of 20' in width.
- 6. Ingress and egress connecting adjoining areas to the north be deleted and that area shall be landscaped to a width consistent with adjacent yards. Pedestrian access shall be retained to property to the north.

It was brought to the Council's attention that the property to the west of the church retains easement rights for parking purposes on the subject lot and the proposed business to be located in the church would not have exclusive rights to utilize the proposed lot for off-street parking purposes. Mr. Orr noted that the use of the lot is not at issue at this time; at issue is the site plan approval for the design of the lot.

Mr. Stuart Bland, applicant, spoke in favor of the project.

There was no public opposition.

MOTION: To approve SP-85-09 with the conditions recommended by the Planning Commission and the addition of the phrase "prior to occupancy of the church structure as an office, the property owners provide unencumbered off-street parking."
Sorensen/McCarty - approved unanimously.

At this point Mayor Pro Tem Melton announced that approval had been given to the representative from the Peacock Hill - Woodworth area water system to be heard before the usual order of business.

NEW BUSINESS:

1. Peacock Hill - Woodworth area water system intertie.
Mr. Al Krueger expressed concerns over the possible solutions to the problem of low water pressure in his area. He requested council to pursue the study but objected to the possibility of creating an LID.

Robert Tangren, Al Iverson, and Bob Frisbie, all neighborhood residents, also voiced their opinions regarding the situation and the possible solutions.

Public Works Director Heinecke explained that while this area of the city does have the lowest water pressure, it still meets the minimum requirements as set by the State. He stated that the city has at least three options to help alleviate the situation:

1. New taller storage tank and larger pump.
2. Larger pump and pressure control valves to maintain high pressure.
3. Intertie with nearby water company (Harbor Water Co.). (Harbor Water has quoted a price of \$12,500 for the intertie.)

Mr. Heinecke explained that the intertie with Harbor Water appears to be the best long-term cost-effective solution to the problem.

MOTION: To proceed with the intertie with Harbor Water for this area and also to include this in the 1986 budget, but not as an LID.
Crowe/Sorensen - approved unanimously.

MINUTES:

MOTION: To approve the minutes as posted.
McCarty/Sorensen - approved unanimously.

CORRESPONDENCE:

1. SP-85-10: Peninsula Gateway.
Petition for site plan approval to allow construction of a 12 vehicle parking lot adjacent to the Gateway office. P.C. recommends approval. Set for hearing October 28, 1985.
2. United Seafood Americanization Coalition - Resolution #192.
Administrator Wilson presented a letter from the USA Coalition which will reauthorize the Magnuson Fishery Conservation and Management Act and amend it to provide for a date-certain phase-out of all foreign fishing from U.S. waters. The USA Coalition is seeking support from various governmental agencies throughout this fishing region for presentation to Congress.

MOTION: To approve Resolution #192.
Sorensen/Crowe - approved unanimously.

3. Request for outside water service from Mr. Wade Perrow.
Mr. Heinecke explained the request for water service to property located on Burnham Drive. The request includes a proposal for a future well site on the property. The request is similar to a request made by Ed Conan from the same area several months ago. Staff recommends approval of the water service conditioned on the following:
 1. The water line is installed to city standards and is a minimum of 12".
 2. The line is installed at no cost to the city.
 3. A site plan for the area served be presented to the Council for review.
 4. A future well site be negotiated with Mr. Perrow in lieu of part or all the connection charges for service to his project (based on the site plan). This area and the proposed land use does not have the same environmental concerns as the Conan property considered.

MOTION: To provide outside water service with the recommendations provided by staff, and to proceed with plans for the well site.
McCarty/Sorensen - approved unanimously.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works:

Mr. Heinecke explained that with the recent sewer moratorium two issues have been brought up by various developers that need council consideration.

ISSUE #1:

If discharge requirements are met at the plant for a minimum of 90 days, DOE may allow additional sewer connections. A priority list has been suggested as a method of determining who would get those possible connections and the basis for the requests.

Mr. Hess, City Attorney, expressed concerns over a priority system and the potential for lawsuits it could bring. He asked that council delay making a decision until more research could be done.

MOTION: To direct staff to set up a priority system based upon time of request and the basis (immediate need, etc.) for the requests.
Sorensen/Crowe - approved unanimously.

Mr. Anders Johannessen, property owner on Soundview Drive, was concerned with the fairness of long-time property owners not being able to hook up to the sewer system before some relative new comers.

ISSUE #2:

Mr. Heinecke explained the developers and property owners have asked about the possibilities of installing septic tank/drainfield systems as a temporary solution to the moratorium. He noted that DOE, DSHS and the Pierce County Environmental Health Department would probably allow such systems depending upon the particular development.

It was also explained that the city's entire water supply comes from ground water and the installation of septic systems would certainly increase the risk of ground water contamination.

Mr. Heinecke provided some potential minimum requirements that would have to be met if septic systems were allowed, to include the abandonment of them when the treatment plant has been expanded.

Tom Morris and Rob Mitchell spoke in favor of temporary septic systems/interim measures.

Herb Dick requested clarification of what would be determined a valid application.

Council directed staff to determine the priority and valid applications for installation of septic systems and to provide amendments to the ordinance that would allow such systems. This ordinance amendment to be ready for the meeting of October 28, 1985 and will be considered as a first reading.

OLD BUSINESS:

1. URS Contract Amendment for the treatment plant.

Mr. Wilson explained the contract with URS Engineering for the pre-design phase of the expansion of the sewer treatment plant. He explained that by approval of this amendment, the actual expansion would be expedited.

MOTION: To approve the URS Contract Amendment.
Crowe/McCarty - approved unanimously.

The use of the building was intensified, not by enlarging the building, but by bringing in more businesses than were originally located in the building. The off-street parking requirements are based on square footage, not number of businesses located in a building. The issue is: the building does not require additional parking, but is this an opportune time to address the needs of the parking area, such as paving.

Council determined that the policy has always been to move toward compliance with the zoning ordinance when it comes to non-conforming buildings. The intent of the Council remains the same, that any changes in use would require the applicants to attempt to bring the building into compliance by completing the proper required changes to make it comply.

NEW BUSINESS:

1. Employee's fidelity bond.

Administrator Wilson's memo to Council explained the proposal to combine the fidelity bonds for the City Administrator and Finance Director with the blanket bond for the other city employees. This combination of bonds would save the city \$850 per year.

MOTION: To approve the request for combination of fidelity bonds.

Crowe/Sorensen - unanimously approved.

2. First reading of an ordinance allowing temporary installation of septic systems.

BILLS:

MOTION: To approve.

Melton/Ekberg - unanimously approved.

COUNCIL COMMITTEE REPORTS:

1. Finance:

Committee met with City Administrator for first of several budget sessions and the process is moving along as scheduled. Administrator Wilson requested a Council Work Session. Set for November 4, 1985 at 7:00 p.m.

MEETING ADJOURNED: 8:03 p.m. Cassette recorder utilized.
Tape 18 Side 1 002 - 769.

Mayor

REGULAR COUNCIL MEETING OF NOVEMBER 12, 1985

PRESENT: Councilmembers Ekberg, Melton, Sorensen, McCarty and Mayor Bogue.

ABSENT: Councilmember Crowe.

PUBLIC HEARINGS: 7:14 p.m.

1. SP-85-10: Peninsula Gateway.

Planning Director Orr explained the application which had been continued from the last council meeting. Staff had met with the proponent in an attempt to explore possible alternatives to the originally proposed site plan. Staff recommends approval of the application, based on the result of those meetings and the following conditions:

1. The parking area shall be surfaced with asphalt concrete pavement, or comparable material, and shall be graded to dispose of all surface water. All parking and grading plans relating to the parking facilities shall be reviewed and approved by the Public Works and Planning Departments before any work can commence.
2. All parking areas shall be striped, marked and maintained according to approved plans.
3. Lighting provided in off-street parking areas shall be directed away from the adjoining premises and streets. The type and location of luminaries shall be approved by the Planning Department.
4. A landscape plan with emphasis on screening the parking lot shall be reviewed and approved by the Planning Department.
5. That the present parking situation in front of the office building be realigned so that 45° angle parking be provided. A one-way ingress and egress shall be provided to serve these parking spaces. Appropriate arrows and sign shall be installed to indicate access.
6. Curb, gutter and sidewalks shall be provided along the Pioneer frontage. Exact extent, size and location shall be approved by the Public Works Director.
7. The Council's intent is to designate Short Street for public parking.

Tom Taylor, applicant, spoke in favor of the application.

There was no public opposition.

MOTION: To approve the site plan application with the conditions recommended by the Planning Commission. Ekberg/Sorensen - unanimously approved.

2. First reading of an ordinance adopting the 1986 budget.

Administrator Wilson explained the hearing process - tonight's meeting would cover the General Government portion of the budget, the remainder to be covered at the Council meeting of November 25, 1985.

Mr. Wilson gave a brief overview of the functions/objectives of each program in the General Government fund, then the department heads explained the goals and objectives and programs of their various departments that funding is requested for 1986.

Mr. Robert Frisbie had questions for the staff regarding legal fees, salary levels and suggested a levy to obtain the funds necessary for the treatment plant expansion.

There was no other public input.

MINUTES: Approved as posted.

CORRESPONDENCE:

- 1. Petition for vacation of a portion of Short Street by A.D. Veitenhans.

Council's discussion centered around the actual vacation of the street or the possibility of allowing public parking on the street.

Staff was directed to work with both Mr. Veitenhans and the Peninsula Gateway to come up with a proposal for the use and maintenance of the street that is agreeable to all parties involved.

- 2. Request from Nauti-Cal's International, Inc. to delay installation of curb, gutter and sidewalks.

Public Works Director Heinecke explained the request that asked to delay installation of improvements in order to work out an acceptable design. The present use of the property is an interim one and the proponents have no objection to making the improvements, but only if they fit into the future overall plan for the property. The proponent is requesting an extension of two years for the construction of these improvements.

MOTION: To deny the request for a delay in the installation of curb, gutter and sidewalks.
Sorensen/Melton - unanimously approved.

- 3. Request from Fred Crase for determination of feasibility of fire flow and domestic water consumption.

Council directed staff to draft a letter to Mr. Crase for review at a future meeting.

- 4. V-85-11: Short.

Petition for variance to allow a rear yard to be reduced from 30' to 25'. Planning Commission recommends denial. Set for hearing December 9, 1985.

- 5. Talmo Annexation Request and Petition for R-3 zoning; Talmo Rezone Request R-1 to R-3.

Determination of zone prior to annexation and annexation, together with rezone request from R-1 to R-3. Planning Commission recommends approval of the annexation with R-1 zoning; denial of the rezone. Set for hearing November 25, 1985.

DEPARTMENT MANAGERS' REPORTS:

Public Works:

- 1. Dredging at Jerisich Dock.

Mr. Heinecke explained that the original estimate for dredging at the site was much lower than is currently estimated because of a recent DOE Interim Puget Sound Sediment Criteria action. Staff recommends postponing the dredging until the fate of the adjacent Skansi property can be determined.

MOTION: To direct staff not to proceed with the dredging aspect of the project.
Ekberg/Sorensen - unanimously approved.

2. Six year street plan.

Mr. Heinecke explained that a \$37,783 grant was awarded to the city for the tying in of the traffic signals at Pioneer/Grandview/Kimball.

OLD BUSINESS:1. Second reading of Ordinance #467 allowing temporary installation of septic systems.

MOTION: To adopt Ordinance #467.
Melton/McCarty - unanimously approved.

NEW BUSINESS:1. Spinnaker Ridge Articles of Incorporation, By-Laws and Covenants.

MOTION: To approve the Articles of Incorporation, By-Laws and Covenants.
McCarty/Melton - unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Meeting for approval of the advance refunding bond purchase and a work session for the 1986 budget will be held November 18, 1985 at 7:00 p.m.
2. A Stormwater Master Plan Workshop will be held November 19, 1985.

MEETING ADJOURNED AT 9:50 p.m. Cassette recorder utilized.
Tape 18 Side 2 003 - end.
Tape 19 Side 1 001 - end.

Mayor

PUBLIC MEETING OF THE GIG HARBOR CITY COUNCIL - NOVEMBER 18, 1985

PRESENT: Ekberg, Crowe, Sorensen, McCarty and Mayor Bogue.

ABSENT: Councilmember Melton.

CALL TO ORDER: 7:12 p.m.

1. Advance refunding bond purchase agreement.

MOTION: To approve the purchase agreement.
Crowe/McCarty - unanimously approved.

2. 1986 budget work session.

A budget work session on city utilities was conducted by Mayor Bogue and City Administrator Wilson.

Public Works Director Tom Heinecke gave a presentation of the public works program objectives.

Discussion followed.

MEETING ADJOURNED: 9:14 p.m.

Mayor

EMERGENCY COUNCIL MEETING OF NOVEMBER 26, 1985

PRESENT: Ekberg, Crowe, Sorensen, McCarty and Mayor Bogue.

ABSENT: Councilmember Melton.

CALL TO ORDER: 5:02 p.m.

1. Utility Bond Ordinance - 1st reading.
Administrator Wilson explained the advanced refunding concept.

There was no public comment.

2. Resolution 193 - 1986 Ad Valorem Taxes.

MOTION: To adopt Resolution #193.
Ekberg/Crowe - unanimously approved.

3. Chinook Avenue Water Line Contract.
Public Works Director Heinecke explained the project. The area is in need of increased fire protection and expansion of the lines would alleviate the problem.

MOTION: To approve the contract with Whitacre Engineers subject to staff approval of the company's insurance coverage.
McCarty/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

The termination clause of the contract is to be negotiated by staff and the contractor.
Ekberg/Crowe - unanimously approved.

CORRESPONDENCE:

1. Ordinance Amendment: Home Occupations.
Petition to expand the scope and intent of home occupations. Planning Commission recommends approval. Set for hearing December 9, 1985.

BILLS:

MOTION: To approve.
Crowe/Ekberg - unanimously approved.

MEETING ADJOURNED: 5:20 p.m. Cassette recorder utilized.
Tape 19 Side 002 001-225.

Mayor

REGULAR COUNCIL MEETING OF DECEMBER 9, 1985

PRESENT: Councilmembers Crowe, Sorensen, McCarty and Mayor Bogue.

ABSENT: Councilmembers Ekberg and Melton.

PUBLIC HEARINGS: 7:06 p.m.

1. 1986 Budget Ordinance - 2nd reading.
Administrator Wilson presented the budget and explained the changes that had been made.

MOTION: To table the budget hearing until a full council is present.
McCarty/Sorensen - passed by a vote of 2 - 1;
Crowe voting against.

2. 1986 Federal Revenue Sharing - 1st reading.
Mayor Bogue explained the city's expected income from Federal Revenue Sharing is \$25,000 for 1986 and is carrying forward a balance of \$59,000.

Mr. Wilson recommended the city use the funds for storm drainage purposes. He suggested a transfer of monies into the storm drain fund to pay for capital expenditures in that program.

There was no public input.

3. Ordinance Amendment: Home Occupations - 1st reading.
Planning Director Orr explained the request to allow limited business uses to coexist with residential uses providing certain criteria are met. Staff recommends approval of the ordinance amendment. Staff also recommended applicants for home occupations apply for a conditional use permit. The Planning Commission recommended changes that would allow employment of outside help. Staff amended its recommendation to minimize the extent of the residence that could be used by the business.

Joe Hoots, builder, spoke in favor of the ordinance amendment.

Also speaking in favor of the ordinance amendment were Taffy Jacaway, Jim Ryan, Duella Scott, Marie MacDonald and Chris Shutz.

There was no public opposition.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-85-14: Graff's Shell.
Petition for a variance to install a canopy over existing pump island 17½' in height where 15' is otherwise permitted. Planning Commission recommends approval. Set for hearing December 23, 1985.

DEPARTMENT MANAGER'S REPORTS:

None Scheduled.

OLD BUSINESS:

1. Utility Bond Ordinance #468 - Advance Refunding Measure - 2nd reading.

MOTION: To adopt Ordinance #468.
McCarty/Crowe - unanimously approved.

NEW BUSINESS:

1. Water Rate Ordinance - 1st reading.
Administrator Wilson explained the proposal to adjust the water utility rates to be effective January, 1986. The proposal is to increase the water utility rates from

\$8.87 per month to \$9.93 per month for a single family residence. This increase is necessary to support the water utility operations and the 1986 proposed budget. The ordinance also adjusts the water connection charges for hotels and motels. Also, the proposed ordinance set forth that the city and state utility taxes shall not be calculated in the user rates.

Mary Brensdal, Harbor Landing Store Owner, spoke in opposition to any increase of the water rates as the shops in that facility have no water or sewer hook-ups.

Mayor Bogue explained that a review of the water and sewer rate structure was planned for early in 1986.

2. Sewer Rate Ordinance - 1st reading.

Mr. Wilson proposed an increase from \$11.47 per month to \$13.65 per month for a single family residence. These funds will be used for capital expenditures for 1986 and the sufficient maintenance of the sewer treatment plant. As in the water rate ordinance, an adjustment for the connection charges in the class for hotels and motels is recommended. The city and state utility taxes are not included in the user rates as set forth in the proposed ordinance.

Bob Frisbie questioned the classification for marinas. Mr. Wilson said that was something that would be looked into the first of the year - determining whether businesses were being properly assessed for sewer services.

3. Real Estate Excise Tax Ordinance - 1st reading.

Mr. Wilson explained this ordinance was proposed to impose a one-quarter percent tax on real estate to be used for capital construction of 1986 street projects. He also mentioned that Pierce County had recently passed such an ordinance, and if the city failed to pass one, the county would be eligible to collect those taxes from the city residents.

4. Budget Emergency Ordinance for the Sewer Operating Fund - 1st reading.

Finance Officer Leonard explained that the Sewer Operating Fund has insufficient funds appropriated to cover anticipated expenditures for 1985 and the fund will need an additional \$7,000 appropriated to cover anticipated expenditures. She also explained that while expenditures were running higher than expected, revenues were also running higher and were sufficient to cover the anticipated expenditures.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Talmo Annexation Request and Rezone Request - Set for hearing December 23, 1985.

BILLS:

MOTION: To approve.
Crowe/McCarty - unanimously approved.

EXECUTIVE SESSION:

1. Herman v. Lint, City of Gig Harbor, et. al.

MOTION: To agree to the stipulated judgement and allow the release of interest in the property.
McCarty/Sorensen - unanimously approved.

2. Malich v. City of Gig Harbor.

MOTION: To allow the city attorney to choose the best course of action.
Crowe/Sorensen - unanimously approved.

MEETING ADJOURNED: 8:40 p.m. Cassette recorder utilized.
Tape 19 side 2 227 - end.
Tape 20 side 1 001 - 277.

REGULAR COUNCIL MEETING OF DECEMBER 23, 1985

PRESENT: All present.

PUBLIC HEARINGS: 7:08 p.m.

1. 1986 Budget Ordinance - Ordinance #469 - 2nd reading.
Administrator Wilson explained the changes that had been made in the General Government portion of the budget.

MOTION: To adopt Ordinance #469.
Ekberg/Crowe - unanimously approved.

Councilmember McCarty presented seven amendments to the budget for council consideration.

MOTION TO AMEND ORIGINAL MOTION: To adopt Ordinance #469 with suggested amendments.
McCarty/Melton -

MOTION: To vote individually on each of the amendments.
Ekberg/Sorensen - passed by a vote of 4 - 1 with McCarty voting against.

MOTION: To accept amendment #1 regarding the denial of proposed pay adjustments and bonus pay.
Melton/Sorensen - approved by a vote of 3 - 2 with Ekberg and Sorensen voting against.

MOTION: To accept amendment #2 regarding the transfer of \$5,000 from engineering studies to professional services in the Water Operation fund.
Sorensen/Melton - denied by a vote of 2 - 3 with Crowe, Ekberg and Sorensen voting against.

MOTION: To accept amendment #3 regarding the deletion of \$35,000 from the Parks and Recreation fund and adding it to the Street Construction fund.
Sorensen/McCarty - denied by a vote of 2 - 3 with Crowe, Ekberg and Sorensen voting against.

MOTION: To accept amendment #4 regarding the addition of \$10,000 to the Planning and Community Development fund for the contract services of a Hearings Examiner.
Sorensen/Crowe - unanimously approved.

NOTE: Amendment #5 was not introduced since the proposal to add money to the Legislative budget was not needed.

MOTION: To accept amendment #6 regarding computer funding requests for the Police and Finance Administrator to remain in the budget until a complete usage and requirement study is completed and accepted by council.
Sorensen/Ekberg - unanimously approved.

MOTION: To accept amendment #7 regarding a new weapon request for the police to remain in the budget until a requirement and liability study is completed and accepted by council.
Sorensen/Crowe - unanimously approved.

2. Talmo Annexation Request and Petition for R-3 zoning; Talmo Rezone Request R-1 to R-3.
It was mutually agreed upon by the petitioners and the city to reschedule this hearing to January 13, 1986.

3. V-85-14: Graff's Shell.
Planning Director Orr explained the request for a variance to install a canopy over the existing pump island 17½' in height where 15' is otherwise permitted.

There was no public input.

MOTION: To approve V-85-14.
Crowe/Sorensen - unanimously approved.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. SP-85-13: Professional Builders, Inc.
Petition for site plan approval to construct a 504 sq. ft. addition onto an existing profe located at 3220 Uddenberg Lane. Planning Commission recommends approval. Set for hearing January 13, 1986.

DEPARTMENT MANAGER'S REPORTS:

Planning:

1. Staff is seeking direction regarding non-conforming uses. Intent of the ordinance is to bring all non-conforming buildings into conformance.

MOTION: To continue to adhere to the policy of non-conforming uses which require variances be applied for all non-conforming situations.
Sorensen/Ekberg - unanimously approved.

Set for hearing, V-85-11: Short, on January 13, 1985.

Administration:

1. Utility connection charges.
Mr. Wilson provided the information requested by council on current utility connection charges.

Public Works:

1. The City received notification from DOE that the City is in the top 7 or 8 municipalities in the state to receive Referendum 39 monies. After a 30 day review period, Gig Harbor will be asked if it is interested in doing the paperwork associated with getting approximately \$740,000. It will be necessary to justify the amount that will help in the expansion of the treatment plant.

OLD BUSINESS:

1. Ordinance Amendment: Home Occupations - Ordinance #470 - 2nd reading.

MOTION: To adopt Ordinance #470.
Sorensen/McCarty - unanimously approved.

2. Water Rate Ordinance - Ordinance #471 - 2nd reading.

MOTION: To adopt Ordinance #471.
Ekberg/Crowe - unanimously approved.

3. Sewer Rate Ordinance - Ordinance #472 - 2nd reading.

MOTION: To adopt Ordinance #472.
Crowe/Ekberg - unanimously approved.

4. Real Estate Excise Tax Ordinance - Ordinance #473 - 2nd reading.

MOTION: To adopt Ordinance #473.
Ekberg/Sorensen - unanimously approved.

5. Budget Emergency Ordinance for the Sewer Operating Fund - Ordinance #474 - 2nd reading.

MOTION: To adopt Ordinance #474.
Crowe/Ekberg unanimously approved.

NEW BUSINESS:

1. Liquor License Application - Olympic Village Exxon.
The application is for the sale of beer and wine - off premises.

MOTION: To deny the application request based on the location's close proximity to State Road 16 and objections stemming from the sale of alcoholic beverages from a service station.
Ekberg/Melton - unanimously approved.

2. 1986 Budget Item - Police Handguns - Firearm Policy.
Council expressed confusion over what was being presented as a firearm policy. A more detailed policy was recommended.

MOTION: To table for further information regarding the firearm policy.
McCarty/Crowe - unanimously approved.

3. State Intergovernmental Purchasing Agreement.

MOTION: To approve the agreement for intergovernmental purchasing.
Crowe/McCarty - unanimously approved.

4. 1986 Contract for Fire Protection and EMS.

MOTION: To approve the contract with Pierce County Fire District #5 for fire protection and EMS.
Crowe/Sorensen - unanimously approved.

5. Reservations at the city dock.

A letter was received requesting reservation of space at the city dock. Administrator Wilson was seeking direction as to a policy in this matter.

MOTION: The policy regarding space at the city dock will be on a first-come-first-served basis.
Melton/Ekberg - unanimously approved.

6. Investment Policy.

Administrator Wilson had met with the Finance Committee and as a result of that meeting has incorporated some changes to the investment policy to make it more readable and elaborate on the term of investments.

Council directed Mr. Wilson to rewrite the language pertaining to the terms of investments.

Bob Frisbie asked that the council be provided with monthly investment reports.

7. Storm Water Run-off Management Resolution - Resolution #194.

MOTION: To adopt Resolution #194.
Crowe/Melton - unanimously approved.

8. Changes in Personnel Policy - Performance Pay System.
Due to the passage of the 1986 budget and denial of the proposed pay increases, this issue was not discussed.

9. Changes in Personnel Policy - Employee Benefits - Holidays.

The city wishes to observe those holidays which are also observed by the state. The state now recognizes the third Monday in January as Martin Luther King, Jr. day and no longer observes Abraham Lincoln's birthday in February except as President's Day.

The policy regarding employee's floating holidays was also clarified to determine eligibility.

MOTION: To approve the changes to the Employee Benefits section of the Personnel Policy.
Crowe/Ekberg - unanimously approved.

BILLS:

MOTION: To approve.
Crowe/Ekberg - unanimously approved.

MEETING ADJOURNED: 9:09 p.m. Cassette recorder utilized.
Tape 20 Side 2 001 - 895.
Tape 21 Side 1 000 - 699.

Mayor

REGULAR COUNCIL MEETING OF JANUARY 13, 1986

PRESENT: All present: Councilmembers Bob Frisbie, Les Crowe, Nancy Melton, Jim Ryan and Mayor McCarty.

APPOINTMENT OF VACATED COUNCIL POSITION: 7:05 p.m.
The four candidates for the position presented themselves and their reasons for wanting to become a councilmember. The candidates were: Neville Culy, Judy Kuehn, Wade Perrow and John Picinich.

The council recessed to executive session then returned to the public meeting to announce their vote.

Wade Perrow was selected as the newest councilmember and was sworn in by City Administrator Mike Wilson.

PUBLIC HEARINGS:

1. Talmo Annexation Request and Petition for R-3 zoning; Talmo Rezone Request R-1 to R-3.

Planning Director Don Orr explained the request for annexation of 0.5 acres and R-3 zoning and the request for rezoning of adjacent property (approximately 6.88 acres) from R-1 to R-3. Applicants propose to develop the property with 96 multi-family dwelling units.

Annexation Request

Geoff Moore, Pac-Tech Engineering, spoke on behalf of the applicants.

There was no public input.

Rezone Request

Mr. Moore explained the applicants intentions for development of the property.

Several residents of the Northview Terrace Condominiums spoke in opposition to the rezone request: Rudy Nikolac, Ken Ollard, Richard Mosman, Veronica Kulman, and Jean Stevens Taylor. Kae Paterson, Mike Crum, and Del Jones, neighboring property owners, also expressed concerns over traffic and questioned the need for more multi-family housing.

Council will act on these requests at their next regularly scheduled meeting on January 27, 1986.

2. V-85-11: Short.

Mr. Orr explained the request for a variance of a rear yard setback to 25' where 30' is required.

Jim Widrig, architect for the applicant, spoke in favor of the house and garage design and explained the necessity of the variance approval.

Joe Short, applicant, also spoke in favor.

MOTION: To deny the request for a variance.
Melton/Crowe - failed by a vote of 2 - 3 with Frisbie, Crowe and Perrow voting to approve.

Several councilmembers requested the motion be worded in a positive manner.

MOTION: To approve variance V-85-11.
Frisbie/Perrow - approved by a vote of 3 - 2 with
Melton and Ryan voting against.

3. SP-85-13: Professional Builders, Inc.
Mr. Orr explained the request for site plan approval to
build an addition onto the rear of an existing office
building.

Jeff Wilbert, general contractor, spoke in favor.

There was no public opposition.

MOTION: To approve site plan SP-85-13.
Crowe/Ryan - unanimously approved.

4. Appointment of Mayor Pro Tempore.

MOTION: To appoint Nancy Melton as Mayor Pro Tem.
Crowe/Ryan - unanimously approved.

MINUTES: Approved as posted.

CORRESPONDENCE:

1. V-86-01: Ross.
Request for a variance to authorize existing yard
setbacks for a dwelling located at 8913 Prentice Avenue.
Planning Commission recommends approval. Set for hearing
January 27, 1986.
2. C-86-01: Wolf.
Conditional use request to allow a home occupation
(textile art gallery) and a bed and breakfast facility
located at 7506 Soundview Drive. Planning Commission
recommends approval. Set for hearing January 27, 1986.
3. Final Plat Approval - Spinnaker Ridge.
Planning Commission recommends approval. Set for hearing
January 27, 1986.

DEPARTMENT MANAGERS' REPORTS:

None scheduled. Council requested report from Police Chief
to be ready January 27, 1986.

OLD BUSINESS:

1. Private road names.
Three private roads in the city are in need of names to
comply with the city's addressing ordinance. The
Historical Society has provided several names as possible
choices.

MOTION: To approve as new city street names: Jacobsen,
Shaw and Vinkenes.
Crowe/Melton - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION: To approve the names
Jacobsen, Wroten and Vinkenes.
Ryan/ - motion died for lack of a second.

2. SP-85-09: First Baptist Church - resolve parking
conditions.
Mr. Orr explained that in October, 1985 council
conditionally approved the site plan with the condition
that the owner provide unencumbered parking prior to the
church's occupancy as an office. Applicant's intent is
to satisfy this requirement. Since parking is shared
between several businesses, the proponents prepared a
document which confirms adequate parking (ordinance
minimums) for all affected properties: the church,
Bogue Building and Neptune's Court, for existing and
proposed commercial uses.

Mr. William Hess, speaking on behalf of the Bogue Building and Mr. David Gordon, on behalf of the church applicants, spoke in favor of the signing of the document.

Council questioned the reasons for not including the owners of Neptune's Court in this document.

Mike Wilson recommended the attachment of the existing easement to this document since the easement already grants parking to the church site.

MOTION: To table this issue until all three parties involved are able to sign the agreement - to be brought back to council January 27, 1986.

3. Lewis Easement.

MOTION: To accept the declaration of easement from Edith Lewis.
Crowe/Melton - unanimously approved.

4. Moreland Easement.

MOTION: To accept the easement from Harold and Phyllis Moreland.
Crowe/Melton - unanimously approved.

NEW BUSINESS:

1. Puget Sound Council of Governments Agreement.
Mr. Wilson explained the advantages and benefits associated with belonging to this organization.

MOTION: To approve the agreement with yearly review.
Crowe/Melton - unanimously approved.

2. Department of Assigned Counsel Agreement.

Mr. Wilson explained this agreement was due for renewal.

Council expressed concerns about the wording of the termination clause.

MOTION: To approve the agreement with the rewording of the termination clause to provide for termination for convenience.
Crowe/Frisbie - unanimously approved.

BILLS:

MOTION: To approve.
Crowe/Frisbie - unanimously approved.

OTHER DISCUSSION:

Councilmember Frisbie wished to discuss several items.

1. Public restroom facilities.

2. Pierce County sewer charge agreement.

3. Suggestion to forfeit salary.

Mr. Frisbie suggested the councilmembers give up their monthly salaries with the money going to fund street and sidewalk improvements.

MEETING ADJOURNED: 10:00 p.m.

Cassette recorder utilized.
Tape 21 Side 2 003 - 864.
Tape 22 Side 1 001 - end.
Tape 22 Side 2 001 - 620.

Mayor

REGULAR COUNCIL MEETING OF JANUARY 27, 1986

PRESENT: All present.

PUBLIC HEARINGS: 7:06 p.m.**1. V-86-01: Ross.**

Planning Director Don Orr explained the request for a variance to retain existing dwelling setbacks 18' from the front property line, 3' from the rear and 3' and 6' from the side lines. The applicant's intent is to validate an existing structure.

Marc Ross, applicant, spoke in favor of the variance.

There was no public opposition.

MOTION: To approve variance V-86-01.
Crowe/Melton - unanimously approved.

2. C-86-01: Wolf.

Councilmembers Melton and Frisbie excused themselves for this hearing due to a possible conflict of interest.

Mr. Orr explained the request for a conditional use permit for the purpose of conducting a family owned/operated home occupation (textile art gallery) and a bed and breakfast facility.

Joe Hoots, builder, provided council with photographs and other historical information on the Hunt House. He read several letters that detailed family history of the Hunt family and their love for the maritime aspect of the community. Mr. Hoots recounted several experiences he had in dealing with Mr. Hunt during the reconstruction of the mansion. He spoke highly of the Wolf family and their desires to provide the community with access to such a historical landmark.

John Copeland, Gig Harbor resident, spoke in favor of the proposed use.

There was no public opposition.

MOTION: To approve conditional use permit C-86-01.
Crowe/Ryan - unanimously approved.

3. Final Plat Approval - Spinnaker Ridge.

Nu-Dawn Homes is seeking final plat approval of the Spinnaker Ridge subdivision. The subdivider is required to carry out the minimum improvements which were a condition of approval of the preliminary plat.

The applicant has set aside funds for the improvements with Seafirst Mortgage Corporation in the amounts of \$27,230.00 for plat improvements and \$39,060.00 for the maintenance of roads and utilities payable to the City of Gig Harbor should those improvements not be completed to the satisfaction of the Public Works Director within one year of the final plat approval.

MOTION: To approve the final plat for Spinnaker Ridge.
Crowe/Melton - unanimously approved.

Mr. John "Bud" Tynes, President of Nu-Dawn Homes, expressed thanks to the Planning Commission, City Council, Mayor and in particular to Don Orr, Planning Director for his assistance during the construction of the Spinnaker Ridge Development.

MINUTES:

MOTION: To approve.
Crowe/Melton - unanimously approved.

CORRESPONDENCE:

1. James Hairston - Claim for damages.
City Administrator Michael Wilson reviewed the claim from Mr. James Hairston for damage to his car on January 18, 1986. Mr. Hairston is seeking \$352.99 in compensation for the damages incurred to his vehicle.

MOTION: To transfer the claim to the city's insurance underwriter.
Frisbie/Crowe - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:**Police:**

Chief Jim Pettersen presented council with a policy on city-purchased handguns. He also reviewed the monthly activity report.

OLD BUSINESS:

1. Talmo Annexation Request and Petition for R-3 zoning; Talmo Rezone Request R-1 to R-3.
Mr. Orr explained the request for determination of zone of a .5 acre parcel prior to annexation.

MOTION: To approve the zoning as R-1.
Melton/Ryan - unanimously approved.

Geoff Moore, Pac Tech Engineering, speaking on behalf of the applicants, requested council proceed with the rezone request of the adjacent 6.8 acre site.

MOTION: To deny the rezone request from R-1 to R-3; the property to remain zoned R-1.
Ryan/Frisbie - unanimously approved.

2. SP-85-09: Gig Harbor Baptist Church - resolve parking conditions.

Attorney David Gordon, on behalf of the church applicants, informed council that signatures from all parties involved had been received regarding the parking situation involving the church, Neptune's Court and the Bogue Building.

MOTION: To approve site plan SP-85-09.
Melton/Crowe - unanimously approved.

3. Olympic Village Exxon liquor license application.
This item was not addressed at this time. A public hearing will be held February 10, 1986 to review the application.

4. Lewis Quit Claim Deed.
Mr. Orr explained the quit claim deed involved a piece of property adjacent to the Holly Bluff subdivision.

MOTION: To accept the quit claim deed.
Ryan/Perrow - unanimously approved.

5. Contract for URS Engineering Services - Sewer Treatment Facility.
Discussion on this item has been deferred to a future meeting.

6. Department of Assigned Counsel Agreement.
Mr. Wilson explained two changes had been incorporated since the last time this agreement had been discussed: 1) to amend the billing process, and 2) to change the termination provision to a termination of convenience.

Mr. John Hill, Director of DAC, indicated an increase in caseload justified the proposed 5% increase in the amount of this agreement.

MOTION: To approve the Department of Assigned Council Agreement.
Frisbie/Crowe - unanimously approved.

BILLS:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

MEETING ADJOURNED TO

EXECUTIVE SESSION AT 8:40 p.m.

Cassette recorder utilized.
Tape 23 Side 1 003 - end.
Side 2 000 - 325.

Mayor

REGULAR CITY COUNCIL MEETING OF FEBRUARY 10, 1986

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow, and Mayor McCarty

ABSENT: Councilmember Melton.

PUBLIC HEARINGS: 7:01 p.m.

1. Olympic Village Exxon - Reconsideration of liquor license application.

Administrator Wilson explained that a reconsideration was in order because according to an older ordinance a public hearing is called for when application for a new liquor license is made.

Bill Kray, applicant, informed council of his plans to convert a portion of the service station into a mini grocery store. Along with the groceries, he is requesting approval to sell beer and wine for off-premise consumption.

MOTION: To reconsider for approval of the liquor license application.
Crowe/Ryan - unanimously approved.

MINUTES:

MOTION: To approve as posted.
Ryan/Frisbie - unanimously approved.

CORRESPONDENCE:

1. Puget Sound Council of Governments - notificaiton of meeting.

Mr. Wilson explained the invitation received for the Mayor and City Councilmembers to attend the next PSCOG meeting on February 19, 1986. It was requested that an elected official be appointed as the city's official representative to that meeting and also an alternate be chosen. After discussion, Jim Ryan was selected as the official representative and Mike Wilson will be the alternate in the event Jim is unable to attend.

2. SDP-85-02, SP-85-12: Dorotich Marina.

Substantial development permit and site plan to construct a 76 slip marina, private restroom, public pier and parking lot at the corner of Dorotich and Harborview. Planning Commission recommends conditional approval. Set for hearing February 24, 1986.

EXECUTIVE SESSION OF THE CITY COUNCIL FEBRUARY 10, 1986

EXECUTIVE SESSION OF THE CITY COUNCIL JANUARY 27, 1986

Meeting called to order at 8:40 p.m.

Two personnel issues were to be discussed.

1. Finance Officer's salary.

MOTION: To adjust the Finance Officer's salary to a top range of \$31,500.
Crowe/Ryan -

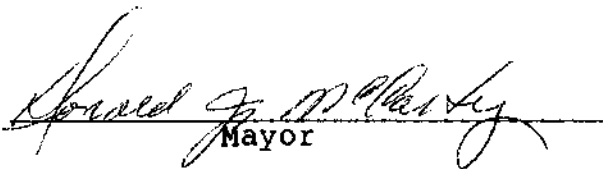
MOTION TO AMEND ORIGINAL MOTION: To adjust the Finance Officer's salary to a top range of \$30,000.
Frisbie/Melton - passed by a vote of 4 - 1 with Crowe voting against.

MOTION AS AMENDED: To adjust Finance Officer's salary to a top range of \$30,000.
Firsbie/Melton - unanimously approved.

2. Review of salaries and job descriptions.

MOTION: To provide Council with an opportunity to review department heads' salaries and job descriptions before any vacancies are filled.
Melton/Crowe - unanimously approved.

MEETING ADJOURNED AT 9:58 p.m.


Mayor

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DEPARTMENT MANAGER'S REPORTS:

Planning:

- 1. Planning Director Orr announced the final draft of the Comprehensive Plan and Draft Environmental Statement was available and the Planning Commission will be holding public hearings at study sessions on February 18, 1986 and March 4, 1986 at 7:30 p.m.

OLD BUSINESS:

- 1. Pierce County Public Health Services - Interlocal Agreement. Mr. Wilson explained that this was an on-going agreement with Pierce County to provide public health services.

MOTION: To approve the Agreement with Pierce County for Public Health Services.
Perrow/Crowe - unanimously approved.

- 2. Buntain Annexation - 1st reading of the ordinance. Mr. Orr explained this annexation has been acted on by council, has been to the Boundary Review Board and approved, but this is the ordinance as written to approve the annexation.

- 3. Reiner Annexation - 1st reading of the ordinance.

NEW BUSINESS:

- 1. Quit Claim Deed from Department of Transportation. Public Works Director Heinecke explained the area involved. He had received word from the state to remove this item from tonight's agenda to allow the state some time to rewrite the deed to include a larger piece of property.

- 2. Award of the fire protection contract to Puget Construction Co., Inc. Mr. Heinecke explained the bid process and announced that two bids had been received by the city. He recommended approval for the lower bid at \$14,925 from Puget Construction Co., Inc.

Perrow requested confirmation of insurance coverages.

MOTION: To approve the contract with Puget Construction Co., Inc.
Frisbie/Crowe - unanimously approved.

- 3. Time limit on parking along North Harborview Drive. Mr. Heinecke had received a request from Mrs. Kelly of Peninsula Laundry and Dry Cleaners to have the city put a time limit on parking in front of her business. Terry Groshong of Finholm's Market has expressed an approval of this idea.

MOTION: To approve two-hour parking along No. Harborview Drive from the east edge of the Dry Cleaners' property to the west edge of Finholm's Market.
Perrow/Crowe - unanimously approved.

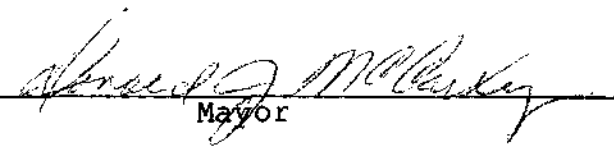
EXECUTIVE SESSION MINUTES:

MOTION: To approve executive session minutes of January 27, 1986.
Crowe/Frisbie - unaimously approved.

ADJOURNMENT:

MOTION: To recess to executive session at 7:45 p.m.
Crowe/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 24 Side 1 001 - 330.


Mayor

REGULAR CITY COUNCIL MEETING OF FEBRUARY 24, 1986

PRESENT: Councilmembers Frisbie, Melton, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Crowe.

PUBLIC COMMENT/DISCUSSION: 7:08 p.m.

1. Rose Marie Raudebaugh, from the Pierce Transit Board of Commissioners, introduced herself to the council and explained the duties of the board. The Board is made up of elected officials from area communities and represents ten small cities in Pierce County. Her three year term on the board is up and she is interested in being elected to serve another term.

MOTION: To nominate Rose Marie Raudebaugh to serve another term as a Pierce Transit Board of Commissioners member.

Ryan/Melton - unanimously approved.

PUBLIC HEARINGS:

1. SDP-85-02, SP-85-12: Dorotich Marina.
Planning Director Don Orr explained the request for substantial development permit and site plan approval to construct a 76 slip marina, private restroom, public pier and parking lot at the corner of Dorotich and Harborview Streets.

Jeff Layton, Project Engineer, spoke in favor of the project and further explained the project goals.

Lloyd Bylund and Tomi Smith, neighboring property owners, both spoke in favor of the project's proposed site plan.

There was no public opposition; however, the council had received a letter from Tony Stanich, a neighboring property owner, objecting to the project's driveway location.

MOTION: To continue the site plan to attempt further to resolve the driveway issue for parking lot egress.
Ryan/Frisbie - passed by a vote of 3 to 1 with Perrow voting against.

MOTION TO AMEND ORIGINAL MOTION: To discuss an increase in the greenbelt/buffer area along Harborview.
Melton/Ryan - vote was 2 - 2 with Perrow and Frisbie voting against.
Motion passed with tie-breaker by Mayor McCarty.

MOTION: To approve SDP 85-02.
Melton/Perrow - unanimously approved.

MINUTES:

MOTION: To approve as posted.
Frisbie/Ryan - unanimously approved.

EXECUTIVE SESSION MINUTES:

MOTION: To approve as posted.
Ryan/Perrow - unanimously approved.

CORRESPONDENCE:

1. Puget Sound Water Quality Authority - presentation.
Sheila Kelly, Community Liaison, provided council with information pertaining to the Authority. She explained the board is a seven member board made up of representatives from each congressional district around

the Sound. Ms. Kelly explained the goals and objectives of the group and requested Gig Harbor participate as much as possible in the submitting of information and ideas.

2. Zoning Ordinance Amendment.
Proposed amendment would reduce the off-street parking requirements for marinas from one space per berth to one space for each two berths. Planning Commission recommends approval. Set for hearing March 10, 1986.

OLD BUSINESS:

1. Sewer Treatment Plant expansion: History and status.
Public Works Director Tom Heinecke gave a brief history and an explanation of the goals for the expansion of the treatment plant.

Mr. Kris Guttormsen, Director of Design at URS Engineers, explained in detail the proposed phasing of the expansion and the types and locations of new equipment. Mr. Jim Olson of URS was also on hand to answer questions.

2. Amendment to Pierce County Agreement for use of sewerage system.
City Administrator Mike Wilson explained the amendment to the present sewer service agreement which would enable the city to collect for the current excess flow.

Councilmember Frisbie requested Mayor McCarty meet with Pierce County Utilities Director Don Perry to negotiate a more favorable agreement.

MOTION: To continue this matter until further discussion with Pierce County.
Frisbie/Perrow - unanimously approved.

3. City of Tacoma Landscaping Permit - Pioneer Plaza.
Mr. Orr explained that the permit for the landscaping at Pioneer Plaza was a City of Tacoma regulation to allow for the plantings in the City Light power line right of way.

MOTION: To approve the signing of the permit.
Frisbie/Melton - unanimously approved.

4. Buntain Annexation - Ordinance #475 - 2nd reading.

MOTION: To adopt Ordinance #475.
Frisbie/Ryan - unanimously approved.

5. Reiner Annexation - Ordinance #476 - 2nd reading.

MOTION: To adopt Ordinance #476.
Ryan/Perrow - unanimously approved.

6. Candles & Wine, Ltd. liquor license renewal.

MOTION: To approve the renewal of the liquor license for Candles & Wine, Ltd.
Ryan/Frisbie - unanimously approved.

NEW BUSINESS:

1. Official newspaper bid award.
Mr. Wilson explained that each year the city is required to advertise for bids for the city's official newspaper. This year only one bid was received; he recommended approval of the bid by the Peninsula Gateway.

MOTION: To approve the bid for official newspaper services by the Peninsula Gateway.
Ryan/Frisbie - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:**Police:**1. **Monthly report.**

Chief Pettersen provided council with an information sheet that showed the amount of hours dedicated to each police task and the percentage of increase or decrease in that activity over the previous year.

Administration:1. **Legislative update.**

Mr. Wilson gave council information pertaining to current legislation of interest to the City of Gig Harbor.

2. **Sewer Treatment Plant Financial Plan Outline.**

Mr. Wilson explained the financial plan outline to give the council an idea of the timeframe to work with in the establishing of financing for the plant expansion.

3. **Utility Rate Study.**

Not discussed.

COUNCIL COMMITTEE REPORTS:

Councilmember Ryan reported on a meeting of the Business and Economic Development committee to be held soon to try to expand the business community and improve the downtown economy.

Mr. Ryan also brought to the council's attention a letter received from Tacoma Harbor Tours requesting permission to bring a 75-foot charter boat to dock at the city dock from May 1st - September 30th between the hours of 6:45 and 8:30 p.m. seven days a week.

The council agreed to look into the possibility of amending the ordinance which regulates activity at the city dock.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Mr. Orr announced a comprehensive plan study session on February 25, 1986 with the Planning Commission and Peninsula C.A.B.

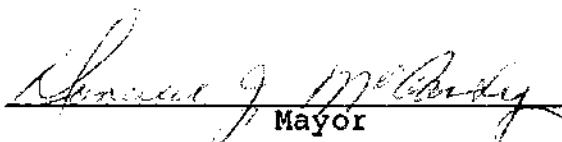
BILLS:

MOTION: To approve.
Ryan/Melton - unanimously approved.

ADJOURN:

MOTION: To adjourn at 10:25 p.m.
Ryan/Melton - unanimously approved.

Cassette recorder utilized.
Tape 24 Side 2 002 - 999.
Tape 25 Side 1 000 - 489.



Mayor

REGULAR CITY COUNCIL MEETING OF MARCH 10, 1986

PRESENT: All present.

INTRODUCTION OF CITY ATTORNEY:

Administrator Mike Wilson introduced members John Wallace and Laura Inveen of the law firm Ogden, Ogden, Murphy and Wallace of Seattle. They will represent the city in civil matters.

PUBLIC COMMENT/DISCUSSION:

There was no public comment.

PUBLIC HEARINGS: 7:03 p.m.

1. Zoning Ordinance Amendment: Marina Parking - 1st reading.
Planning Director Don Orr explained the proposed amendment to Section 17.76(d) of the zoning ordinance and Section 5 (Marinas) of the Shoreline Master Program to reduce the parking requirement for marinas from one parking space per slip to one space per two slips. The Planning Commission recommends approval for pleasure boat moorage.

MINUTES:

MOTION: To approve as posted.
Ryan/Perrow - unanimously approved.

CORRESPONDENCE:

1. Zoning Ordinance Amendment: Waterfront zoning district.
Petition to amend the zoning ordinance to allow professional offices as a conditional use in the waterfront district. Planning Commission recommends denial. Set for hearing March 24, 1986.
2. Peninsula Gateway.
Mr. Orr explained the request to reconsider the conditions of approval of an earlier site plan (SP-85-10) which was passed November 12, 1985. The issue stems over three conditions:
 1. 45-degree angle parking;
 2. installation of curb, gutter and sidewalks; and
 3. the use of Short Street for public parking.

MOTION: To reconsider SP-85-10.
Ryan/ - motion died for lack of a second.

MOTION: To deny re-opening the hearing on this site plan.
Frisbie/Melton - approved by a vote of 4 - 1 with Ryan opposing.

OLD BUSINESS:

1. SP-85-12: Dorotich Marina.
Mr. Orr presented council with a revised site plan for this project with an increased landscape setback from 10' to 12' and a re-location of the project ingress and egress of 25' to the east. Council had requested the larger landscape setback and neighboring property owners had expressed concerns over headlights shining directly into their home as cars exited the marina. Those property owners expressed no opposition to the revised site plan.

The Planning Commission recommends approval with the following conditions:

1. Sidewalks, curbs and gutters at the property line shall be provided along Harborview and Dorotich Streets. Widening of Dorotich may be necessary to accomodate the increase in use of this street.

2. Storm drainage water shall be treated with an oil/sludge separator.
 3. Construct a 4" high concrete curb (minimum) or equal to separate all paved parking and passageway areas from landscape areas.
 4. Prior to securing a building permit, submit a specific landscaping plan prepared by a licensed landscape architect to the Planning Department for review and approval. Submitted plan shall be in conformance with the general landscaping proposal indicated of the submitted exhibit and include a mechanical irrigation plan. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
 5. Fire protection improvements shall conform to the specifications of the Uniform Building Code and all applicable local codes.
 6. All parking areas shall be delineated with white paint.
 7. All piers, docks, and floats shall be constructed and maintained in a safe and sound condition.
 8. Pilings employed in piers or any other structure shall have a minimum vertical clearance of one foot above extreme high water.
 9. The dock facilities shall be equipped with adequate life-saving equipment such as life rings, hook and ropes.
 10. Marina operator shall post all regulations pertaining to handling and disposal of waste, sewage or toxic materials where all marina users may easily read them.
 11. Adequate garbage or litter receptacles shall be provided and maintained by the marina operator at several locations convenient to users. The dumpster proposed to be located within the parking area shall be adequately screened.
 12. Lighting for the project shall be shielded or "100% cut-off" fixtures required.
 13. Boaters should not use their marine toilets while moored unless these toilets are self-contained or have an approved treatment device. Signs stating this should be posted where they are readily visible to all boaters.
 14. Condition of the public access for areas that have been outlined on the site plan for public access, that these areas be properly signed with the approval of the building staff so that the public can recognize them as public access. The City Attorney should review the method by which this access and maintenance can be guaranteed to the public in the future.
- MOTION:** To approve SP-85-10 with the Planning Commission's recommended conditions and the addition of condition #15 - "all utilities will be placed underground.
Frisbie/Perrow - unanimously approved.

2. Pierce County Utility Agreement.

Mayor McCarty explained that he had met with Mr. Don Perry, Director of Pierce County Utilities, to discuss this agreement for use of the sewage treatment plant. The mayor explained how the dollar figures were obtained when the contract was renegotiated last year by Jeff Snider. He also reported that this agreement would have no effect on future plant capacity.

MOTION: Not to sign the agreement with Pierce County.
Frisbie/Crowe - motion withdrawn by Frisbie

MOTION: To table this issue to allow legal staff time to study further.
Melton/Crowe - unanimously approved.

3. Holmaas/Lindner Temporary Utility Extension Agreement.

Mr. Wilson gave a brief history of the agreement for utility service outside the city. He explained that Resolutions #164 and 173 address concerns relating to outside service.

Council wanted the agreement to plainly state:

- a) in Section 5: that the charges for utility services will be 150% of the usual charges for city customers; and,
- b) in Section 6: water and sewer connection charges may exceed \$50,000.

MOTION: To approve the utility extension agreement with the changes to Sections 5 and 6.
Frisbie/Crowe - unanimously approved.

4. FAUS Grant Application - Resolution #195.

Public Works Director Tom Heinecke explained the grant application process for funds to coordinate the traffic signals at SRL6 and Pioneer/Grandview. As part of the grant process, a resolution to authorize the application is necessary.

MOTION: To approve Resolution #195.
Melton/Crowe - unanimously approved.

NEW BUSINESS:

1. Energy Code Ordinance - 1st reading.

Building Official Steve Bowman explained the necessity of adopting an Energy Ordinance and discussed the various options available to the city.

2. Ordinance Amendment - Public Docks - 1st reading.

Councilmember Ryan expressed an interest in allowing at least 65' of the public dock to be used as a loading/unloading area.

DEPARTMENT MANAGER'S REPORTS:

Administration:

1. Work Session.

Mr. Wilson wanted to set up a time for council to meet for a work session to discuss the sewer treatment plant expansion financing.

The Mayor, Mr. Wilson and at least two councilmembers will get together before the next council meeting for this work session.

2. Goal-setting retreat.

Mr. Wilson also wished to set a date and place for a goal-setting retreat for council.

It was agreed that he would provide council with several options and the decision will be made at a later date.

3. Investment report.

Mr. Wilson provided council with a status report of the city's investments at the end of 1985. The preparation of the report was delayed due to the advanced refunding measure which required a lot of transferring of funds to provide for the release of monies into the advanced re-funding trust.

COUNCIL COMMITTEE REPORTS:

1. Business and Economic Development.

Councilmember Ryan reported on his meeting with several citizens to walk around the harbor to determine specific areas in need of upgrading. He plans to meet on a regular basis to help determine ways in which to beautify the city.

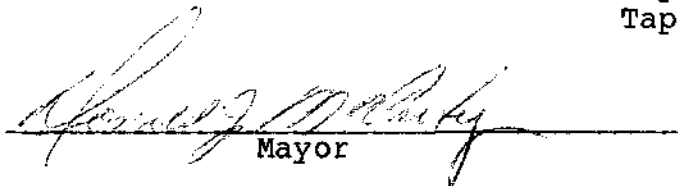
2. Public Works Committee.

Councilmember Frisbie reported on ideas this committee had regarding the construction of sidewalks along the waterfront. The sidewalks are to be constructed of asphalt.

ADJOURN:

MOTION: To adjourn at 9:25 p.m.
Frisbie/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 25 Side 2 002 - end.
Tape 26 Side 1 000 - 101.


Mayor

REGULAR CITY COUNCIL MEETING OF MARCH 24, 1986

PRESENT: Councilmembers Frisbie, Crowe, Melton, Ryan and Mayor McCarty.

ABSENT: Councilmember Perrow.

PUBLIC COMMENT/DISCUSSION:

There was no public comment.

PUBLIC HEARINGS: 7:03 p.m.

1. Zoning Ordinance Amendment: Waterfront zoning district.
The proponents requested a continuance of this hearing for approximately one month.

MINUTES:

MOTION: To approve as posted.
Ryan/Frisbie - unanimously approved.

CORRESPONDENCE:

1. Request for vacation of Short Street.
Al Veitenhans, owner of property on Short St., requested the city vacate a 30' by 100' portion of the street so he could make use of it for parking by the tenants of the eight unit apartment. Set for hearing April 14, 1986.

MOTION: To consider vacation of Short Street.
Frisbie/Melton - unanimously approved.

2. Request for site plan amendment.

This item was removed from the agenda by Mayor McCarty to determine if it could be handled by staff.

OLD BUSINESS:

1. URS Engineering Agreement - Sewer Treatment Facility.
 Administrator Wilson presented council with a revised copy of the contract with URS. He also provided a cost breakdown which showed the ratio of engineering costs to construction costs. Public Works Director Tom Heinecke also had several comments on working with URS. He explained that changing engineering firms at this point would set the city back in time, experience, knowledge, and would probably require a lot of money spent in getting the new firm up to the level of URS.

A work session will be set up for the councilmembers this week and they will likely take action on this agreement at an emergency session this week.

2. Ordinance amendment: Marina Parking - 2nd reading.
 Councilmember Frisbie requested that two sections from the proposed Shoreline Master Program (Marinas) be inserted in this ordinance. Don Orr will rewrite the ordinance amendment and present it to council on April 14, 1986.

3. Energy Code Ordinance - Ordinance #477 - 2nd reading.

MOTION: To approve Ordinance #477.
 Melton/Ryan - unanimously approved.

4. Ordinance amendment: Public Docks - Ordinance #478 - 2nd reading.

MOTION: To approve Ordinance #478.
 Ryan/Crowe - unanimously approved.

5. Pierce County Utility Agreement.

Mr. Wilson presented council with a copy of the most recent agreement along with a letter from the city's attorney, Laura Inveen.

Council elected not to take action on this agreement at this meeting, but to bring it up again on April 14, 1986.

NEW BUSINESS:

1. Request to purchase a street sweeper.

Mr. Heinecke explained to council that the city had been contacted by a private individual who had a street sweeper for sale. Gary Tannahill and Greg Foote from the city crew have seen the sweeper and feel it is worth the asking price. If the city were to acquire a sweeper, there would be no need to pay the costs associated with a rental and the city would have more flexibility in its use.

MOTION: To allow staff to advertise for bids on a used street sweeper.
 Crowe/Melton - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:Police:

1. Monthly report.

Chief Petterson presented council with a report on the amount of police activity.

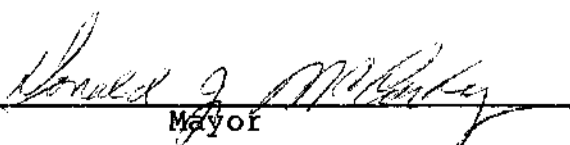
BILLS:

Bills will be available for council approval by March 28, 1986.

ADJOURN:

MOTION: To adjourn at 8:03 p.m.
 Crowe/Frisbie - unanimously approved.

Cassette recorder utilized.
 Tape 27 Side 1 002 - 384.


 Mayor

EMERGENCY CITY COUNCIL MEETING OF MARCH 28, 1986

PRESENT: Councilmembers Frisbie, Perrow, Ryan and Mayor
McCarty

ABSENT: Councilmembers Crowe and Melton

Mayor McCarty called the meeting to order at 4:55 p.m.

Discussion by councilmembers, mayor, City Administrator Wilson and Public Works Director Heinecke regarding the URS contract for engineering services for the sewer treatment plant.

MOTION: To accept the URS contract with the following amendments.
Perrow/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

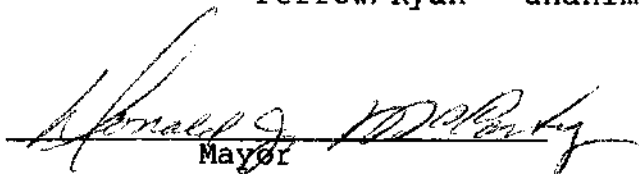
If URS increases the dollar amount due to amendments or rejects some amendments, the contract will go back to council.
Frisbie/Perrow - unanimously approved.

AMENDMENTS TO URS CONTRACT:

- 1) Page 2, A., line 10 - strike "intent is to" and insert "shall"; insert on end of sentence "based on existing influent quality as indicated in the pre-design report".
- 2) Page 2, A., line 15 - at end of sentence insert "and UBC and UFC requirements".
- 3) Page 3 - insert after section B the following new section:
"C. Construction Cost. It is the intent of the Owner to construct and pay for a sewerage treatment facility within the cost estimates submitted in the pre-design report."
- 4) Page 5 - strike the last three line on the page.
- 5) Page 7, F., last paragraph, first line - insert after "Termination" the words "for cause".
- 6) Page A-1, first paragraph, fourth sentence - insert "Major" before the word "alternate"; insert at the end of that sentence "unless the geotechnical explorations show a need for change."
- 7) Page A-1, Task 2, end of last paragraph - insert the following: "A minimum of three borings shall be provided."
- 8) Page A-2, Task 3A(3.) - strike "specifications" and insert "contract documents"; after "upon" insert "Owner".
- 9) Page A-2, Task 4 - insert the following after item 6:
"7. Prepare construction cost estimate at 50% of design stage and submit to Owner."

- 10) Page A-2, Task 4 - Insert the following after new item 7.: "8. Prepare one of many options describing the construction sequence to allow the continuing operation of the plant during the construction contract."
- 11) Page A-7, Task 10 - insert the following after item 9.: "10. Prepare a deficiency list."
- 12) Page A-7, Task 10 - insert the following after new item 10.: "11. Answer all written contractor requests for information."

MOTION: To adjourn at 7:00 p.m.
Perrow/Ryan - unanimously approved.


Mayor

SPECIAL CITY COUNCIL MEETING OF APRIL 3, 1986

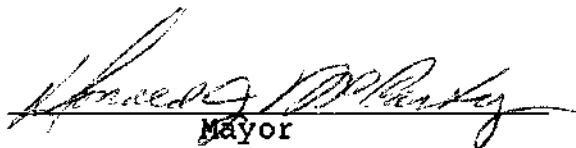
PRESENT: Councilmembers Melton, Ryan, Perrow and Mayor McCarty

ABSENT: Councilmembers Frisbie and Crowe

The meeting was called to order at 7:10 a.m. for the purpose of approving the bills for the month of March.

MOTION: To approve as presented.
Melton/Ryan - unanimously approved.

Meeting adjourned 7:14 a.m.


Mayor

REGULAR CITY COUNCIL MEETING OF APRIL 14, 1986

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow and Mayor Pro-Tem Melton.

ABSENT: Mayor McCarty.

PUBLIC COMMENT/DISCUSSION:

1. Rose Marie Raudebaugh, candidate for the Pierce Transit Board of Commissioners, expressed her thanks for her nomination for another term. She hoped the council would continue to support her in her bid for re-election.
2. Marc Ross, city resident, expressed concern over an article recently published in the Tacoma News Tribune which reported an avid interest in Gig Harbor becoming a tourist oriented community. Mr. Ross wished to inform council that not all residents shared that opinion, although the need for tourism is recognized.

CALL TO ORDER: 7:00 p.m.

PUBLIC HEARINGS: None scheduled.

MINUTES:

MOTION: To approve the minutes of the meetings of March 24, 1986, the emergency meeting of March 28, 1986, and the special meeting of April 3, 1986.
Ryan/Crowe - unanimously approved.

CORRESPONDENCE:

1. Gig Harbor Comprehensive Plan - Overview and recommendation from the Planning Commission.
Planning Commissioner Rae Paterson presented council with the final draft of the Comprehensive Plan and Environmental Impact Statement. She briefly described the Commission's goals in preparing the Plan and requested a study session for the Planning Commission together with the Council to go over the plan. Meeting set for May 5, 1986, at 7:00 p.m.
2. Request by Stephen Luengen for appeal of Planning Director's interpretation of covered moorage.
Planning Director Don Orr explained applicant's request for appeal of the Planning Director's interpretation for allowance or not of covered moorage. The applicant wants to replace a number of old boathouses with new covered moorage. Staff wishes council to determine if replacement constitutes new covered moorage.

MOTION: Not to consider the covered moorage construction as a remodel; therefore, it is not in compliance with the existing ordinance.
Perrow/Ryan - unanimously approved.

OLD BUSINESS:

1. Ordinance Amendment: Marina Parking - Ordinance #479 - 2nd reading.

MOTION: To adopt Ordinance #479.
Frisbie/Crowe - unanimously approved.

2. Pierce County Utility Agreement.
City Attorney Laura Inveen suggested the following language be inserted in the contract:

"With the exception of the above sections specifically noted, all other provisions of the Agreement for use of the Town of Gig Harbor Sewerage System by Pierce County dated January 24, 1978, and the Memorandum of Understanding between the City of Gig Harbor and Pierce County executed on May 7, and May 14, 1985 shall remain in full force and effect. Except that, all references in the previous agreements to 'Town' shall be deemed to apply to the City."

Councilmember Frisbie also wished to include an addition to the contract pertaining to Future Treatment Plant Improvements:

"8(b) The City proposes to expand the capacity of its existing wastewater treatment plant. Funds for said expansion efforts to be expended in 1985, 1986, 1987 and 1988. The COUNTY shall share the costs of the expansion with the CITY on a ratio of average capacity or peak flow capacity (whichever best defines the total costs of the plant construction) required by or granted to each party as compared to the combined capacity totals of both parties. Total capacity shall be the amount contributed by each party at the time of the upgrading plus the amount required by either party for future anticipated flows."

MOTION: To approve the utility agreement with Pierce County with the additions by the City Attorney and Councilmember Frisbie.
Frisbie/Crowe - unanimously approved.

3. DOE Referendum Grant agreement.
City Administrator Wilson explained to council the grant agreement and the final agreement will include the updated budget information which means an increase in the total amount available to the city from DOE to \$790,320.

MOTION: To approve the DOE Referendum Grant agreement.
Frisbie/Perrow - unanimously approved.

4. Utility Rate Study Contract - EES.
Mr. Wilson explained the contract with Economic and Engineering Services, Inc. to provide a utility rate study.

Mr. Frisbie wished to include three subtasks to the contract:

1. "Subtask 2.5 - Pierce County Sewer Service Charges: EES shall provide three alternate methods of charging Pierce County for sewer utility service."
2. "Subtask 2.6 - Funding Options: EES shall present various funding options to fund the construction of the sewage treatment plant."
3. "EES shall supply the City with full formulas and formula descriptions as part of the work documents to allow evaluation of future rate designs and utility budgeting."

MOTION: To approve of the EES Utility Rate Study contract with the proposed additions.
Frisbie/Ryan - unanimously approved.

5. Request to approve bid for used street sweeper.
Public Works Director Tom Heinecke presented council with the only bid received on a used street sweeper from Bob Jacobson of Bainbridge Island. Mr. Heinecke related that staff had been to inspect the vehicle and it was in good condition. Mr. Jacobson proposed to sell the street sweeper to the city for \$5,000.

MOTION: To approve the purchase for \$5,000 of a used street sweeper.
Crowe/Ryan - unanimously approved.

NEW BUSINESS:

1. Financial report ordinance proposal.
Councilmember Frisbie requested two new sections be added to the Municipal Code, Chapter 3.01, Revenue and Finance Reporting:

"3.01.010 Revenue and Finance Reporting: The Finance Officer shall make a formal written and verbal presentation on the current year's budget status to the City Council, at the second council meeting following the end of each budget quarter. The first presentation shall be July 28, 1986."

"3.01.020 Presentation Contents: All funds shall be reported on as to estimated budget income and expense, and actual income and expense. Reserves required by State Law shall be indicated by fund and as a unique line item. Each fund shall indicate the source of its revenue. Those portions of each fund currently being invested shall indicate by fund the investment amount, term, rate of return and location of investment."

MOTION: To prepare an ordinance amendment contain the sections requested by Councilmember Frisbie.
Frisbie/Ryan - unanimously approved.

2. Police Officer's Guild Agreement.
Mr. Wilson explained the agreement with the Gig Harbor Police Officer's Guild. Council asked the City Attorney to review the agreement further for discussion at the meeting of April 28, 1986. Councilmember Frisbie also asked for a definition of how many hours constituted a year.

3. Notice of Claim by McWest Builders, Inc.
Mr. Wilson explained the claim by McWest Builders pertaining to incidents which occurred on February 11th through 13th, at the Gig Harbor Vision Center Office. Mr. Jeff Wilbert, president of McWest Builders had originally submitted an invoice for \$463.88. Upon receiving communication from Mr. Wilson, Mr. Wilbert submitted a formal claim in the amount of \$1002.88.

MOTION: To deny the claim by McWest Builders, Inc.
Crowe/Frisbie - unanimously approved.

4. Resolution declaring surplus 1967 Chevrolet dump truck - Resolution #196.

MOTION: To adopt Resolution #196.
Ryan/ Perrow - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:

1. 1984 Audit Report.
Mayor Pro-Tem Melton requested an opportunity to discuss the report. Will be placed on the agenda of April 28, 1986.
2. Police.
Chief Petterson provided council with a report of the police department's activities.
3. Sidewalk Plan.
Councilmember Frisbie wished to discuss the preliminary sidewalk plan. It will be presented to council at the meeting of April 28, 1986.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Olympic Village Interchange.
Mr. Heinecke reminded council that on April 22, 1986 from 4:00 p.m. to 7:00 p.m, representative from the Washington State Department of Transportation will be here to discuss the plans for the Olympic Village Interchange.
2. Business and Economic Development.
Councilmember Ryan reported that he has gathered several business persons together to form his Business and Economic Development Committee. They will be meeting soon.

MOTION: To adjourn at 8:40 p.m.
Crowe/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 27 Side 2 002 - 718



Mayor

REGULAR CITY COUNCIL MEETING OF APRIL 28, 1986

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Melton.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

MINUTES: 7:02 p.m.

MOTION: To approve as posted.
Ryan/Perrow - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:1. Request for reconsideration of street names.

Building Official Steve Bowman provided council with background information explaining the procedure used in naming streets. No comments had been received objecting to the names Vinkenes, Shaw and Jacobson Lanes prior to the council's approval of them on January 13, 1986. Since then several of the residents have expressed objections to the names and request reconsideration.

Mr. Roger Mosiman, one of the residents objecting to the proposed street names, presented to council several trophies, newspaper clippings, etc. which showed how involved he has been in the community.

MOTION: To reconsider the street name changes with the direction of staff to prepare a new list of names for approval by council.
Ryan/Crowe - unanimously approved.

2. Police Officer's Guild Agreement.

City Administrator Mike Wilson presented council with the proposed guild agreement.

MOTION: To approve the Police Officer's Guild Agreement.
Frisbie/Crowe - unanimously approved.

3. City Investment Policy.

Mr. Wilson explained the changes incorporated into the policy.

MOTION: To strike item #2 of Section IV, Distribution of Income, which reads "Payment to the General Fund a management fee equal to 5% of the investment earnings."
Frisbie/Perrow - approved by a vote of 3 - 1 with Crowe voting against.

MOTION: To adopted the investment policy as amended.
Frisbie/Ryan - unanimously approved.

NEW BUSINESS:1. Sidewalk proposal.

Mr. Wilson explained the background, goals, and objectives of the street department and explained that there was \$10,000 available in 1986 in the street operating fund for the construction of sidewalks.

Public Works Director Tom Heinecke provided council with an overview of a proposed sidewalk plan. He discussed possible priorities and possibilities for improvements

on many city streets, along with the different kinds of sidewalks possible and the costs involved. He explained that of all the streets in the city, he had received the most complaints on Stinson and Rosedale streets so they were possible beginning points.

MOTION: To initiate the RFP (request for proposals) and planning process for Stinson and Rosedale streets with a review of funding options to be considered at the meeting of May 12, 1986.
Crowe/Ryan - unanimously approved.

MOTION: To transfer \$35,000 from the Parks & Recreation fund for the construction of a street-end project to the street operating fund for sidewalk improvements and \$10,000 which remained from the fire improvements at the city dock to the street operating fund to give a balance of \$55,000 as available funds for sidewalk improvements.
Frisbie/Ryan - unanimously approved.

2. Financial Reporting Ordinance - 1st reading.

3. Public use of city hall - discussion.
Councilmember Ryan expressed a desire on behalf of several citizens, to determine a policy regarding the use of city hall.

Council directed staff to research the possibilities and present a policy for review.

DEPARTMENT MANAGERS' REPORTS:

1. City Administrator: Quarterly budget status and investment.
Mr. Wilson provided information on the revenue summary report, expenditure fund balance worksheet and the investment inventory.
2. Finance Officer: 1984 Audit report.
Connie Leonard explained the 1984 Audit report and explained how the deficiencies had been corrected.

ANNOUNCEMENT OF OTHER MEETINGS:

1. May 5, 1986: Meeting with Planning Commission for discussion of Comprehensive Plan.
2. May 7, 1986: Council work session.
3. June 24 - 27, 1986: AWC Conference.

APPROVAL OF BILLS:

MOTION: To approve.
Crowe/Ryan - unanimously approved.

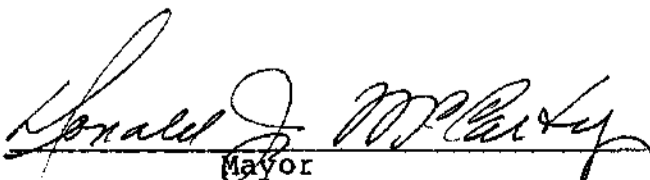
APPROVAL OF PAYROLL:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

ADJOURN:

MOTION: 9:45 p.m. To continue the meeting to May 5, 1986 at 7:00 p.m.
Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 28 Side 1 002 - 953.
Side 2 020 - 268.


Mayor

REGULAR CITY COUNCIL MEETING OF MAY 12, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: 7:01 p.m.

1. Jeff Wilbert, McWest Builders, asked for reconsideration of his claim which was denied by council.
2. Lee Hunter of the Peninsula Art League requested the use of the council chambers for the Art League's Festival on July 19th and 20th.

PUBLIC HEARINGS: None scheduled.

MINUTES:

MOTION: To approve as posted.
Frisbie/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Pierce Transit Board of Commissioners - vote for representative.

MOTION: To vote for Rose Marie Raudebaugh as representative to the Pierce Transit Board of Commissioners.
Melton/Perrow - unanimously approved.

2. Reconsideration of street names.

Building Official Steve Bowman explained to council that requests for names had been sent out to all affected home owners on the three streets.

Gomer Laque objected to a name change for the street on which he lives and requested it remain Vernhardson Place.

MOTION: Instead of Shaw Lane, this street will be called Vernhardson Place.
Frisbie/Crowe - unanimously approved.

MOTION: Instead of Vinkenes Lane, this street will be named Harmony Lane.
Crowe/Frisbie - unanimously approved.

3. Public use of City Hall.

Mr. Bowman provided council with proposed guidelines for the use of the City Hall facility as had been used in the past. He also explained that the building does not comply with current codes, but that it is not necessary to update the building as long as the use remains the same. To allow public use of the facility, some changes may be necessary to reduce the city's liability and/or to insure the security of the building and its contents.

Lloyd Brown, owner of Eldebees; and Eleanor Sterns and Peg Grier, of Peninsula Art League, spoke in favor of public use of the facilities.

MOTION: To adopt the proposed guideline for the use of City Hall.
Melton/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To limit the number of groups having access to City Hall to one group per day.
Frisbie/Crowe - unanimously approved.

4. Financial Reporting Ordinance - Ordinance #480 - 2nd reading.

City Administrator Mike Wilson explained proposed modifications to the ordinance.

MOTION: To adopt Ordinance #480 with the proposed changes. Frisbie/Crowe - unanimously approved.

NEW BUSINESS:

1. Restroom Facility - Status Report.

Public Works Director Tom Heinecke explained that one 1986 goal was to construct a restroom facility near Jerisich Park. The park is somewhat small, so he discussed the possibility of using the Rosedale Street right of way for this facility. He presented different design possibilities and also proposed various locations for the facility to council.

MOTION: To select the Rosedale site for the restroom facility.
Melton/Ryan - approved by a vote of three to two with Melton and Perrow voting against.

MOTION: To table this issue for one meeting.
Frisbie/- motion died for lack of a second.

MOTION TO AMEND ORIGINAL MOTION:

To have mock-ups of all three options discussed: Rosedale St., Jerisich Park and the possibility of leasing restroom facilities from the Harbor Mall.

Crowe/Frisbie - approved by a vote of three to two with Melton and Perrow voting against.

2. Budget Emergency Ordinance - Sidewalks - 1st reading.

Mr. Wilson explained the transference of monies from different funds to the street operating fund to cover the cost from constructing the top two priority sidewalk projects.

Roger Mosiman, resident, asked for an explanation of the sources.

MOTION: To identify by number and item the monies being transferred.
Frisbie/Crowe - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:

1. Police Chief's Report.

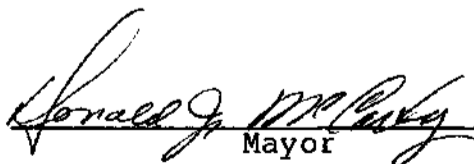
Chief Pettersen presented council with the police department statistics for the previous month. He also announced that the annual Bike Rodeo was scheduled for June 21, 1986.

PAYROLL:

MOTION: To approve.
Ryan/Melton - unanimously approved.

MEETING ADJOURNED AT 8:40 p.m.

Cassette recorder utilized.
Tape 29 Side 2 002 - 533.



Mayor

REGULAR CITY COUNCIL MEETING OF MAY 27, 1986

PRESENT: Councilmembers Frisbie, Melton, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Crowe.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:04 p.m.

1. Sidewalk Master Plan.
Public Works Director Tom Heinecke explained the sidewalk project and presented a proposed priority list for improvements.

Cheri Grant, property owner on Stinson Avenue, questioned the surveying process.

MOTION: To adopt the City of Gig Harbor Sidewalk Plan with Table II being the proposed draft priority list to have an annual review of that priority list during the budget process and add the Sidewalk Plan to the Comprehensive Plan.
Melton/Ryan - unanimously approved.

2. Budget Emergency Ordinance - Ordinance #481 - 2nd reading.

MOTION: To adopt Ordinance #481.
Melton/Frisbie - unanimously approved.

3. Ordinance Amendment: Subdivisions - 1st reading.
Planning Director Don Orr explained the ordinance amendment.

MINUTES:

MOTION: To approve as posted.
Ryan/Melton - unanimously approved.

CORRESPONDENCE:

1. State Veterans Memorial - Request for contributions.

MOTION: To approve the expenditure of \$100 to be contributed to the State Vietnam Veterans Memorial.
Melton/Ryan - unanimously approved.

2. Steve Luengen, Peninsula Yacht Basin.

Mr. Luengen wished to know whether alterations to existing rooflines at Yacht Basin will be permissible under maintenance and repair.

Mayor McCarty to get together with Mr. Orr and Mr. Luengen to determine what action to take.

- 3. Johannessen Preliminary Plat, RZ-86-01, SP-86-01, V-86-02: Gig Harbor Retirement Complex.
 Petition to subdivide a 10 acre parcel into 8 single family sites on 7.4 acres and rezone 2.6 acres from R-1 to R-3 to allow development of a 36 unit retirement apartment complex with parking reduced from the required 54 spaces to 40. The site is located along the west side of Soundview Drive, 630' south of the intersection with Erickson Street. Planning Commission recommends conditional approval. Set for hearing June 9, 1986.
- 4. RZ-86-02: Scott House Commercial Complex.
 Petition for a change in zone from R-1 to RB-1 for a parcel located at the northeast corner of No. Harborview and Peacock Hill. Planning Commission recommends denial. Set for hearing June 23, 1986.

OLD BUSINESS:

- 1. Renewal/Transfer of liquor license.

MOTION: To approve the liquor license application/renewal.
 Frisbie/Ryan - unanimously approved.

- 2. Chinook Water Line Construction contract award.

MOTION: To award the Chinook Avenue Water Line construction contract to R T & T Construction with a not to exceed figure of \$23,977.50.
 Frisbie/Ryan - unanimously approved.

- 3. Legislative intent clause.

MOTION: To accept the addendum to Ordinances #461, 475 and 476.
 Ryan/Frisbie - unanimously approved.

NEW BUSINESS:

- 1. Building Code, Fire Code, Mechanical Code, Plumbing Code Ordinances - 1st reading.
- 2. LID Foreclosure Ordinance - 1st reading.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. Councilmembers to arrange a meeting with Planning Commission members regarding the Comprehensive Plan.
- 2. Council work session June 4, 1986 7:30 p.m.
- 3. Water/Sewer rate study meeting with citizen committee and the city's rate consultant, EES June 11, 1986 7:00 p.m.

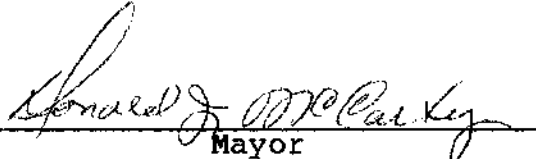
BILLS:

MOTION: To approve.
Ryan/Melton - unanimously approved.

ADJOURN:

MOTION: To continue the meeting to the work session on
June 4, 1986 at 7:30 p.m.
Ryan/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 30 Side 1 001 - end;
Side 2 002 - 203.



Mayor

REGULAR CITY COUNCIL MEETING OF JUNE 9, 1986

PRESENT: Councilmembers Frisbie, Crowe, Melton, Ryan and Mayor McCarty

ABSENT: Councilmember Perrow

PUBLIC COMMENT/DISCUSSION: 7:05 p.m.

- 1. Kris Frisbie, Gig Harbor resident, expressed concerns over the quality of life in the city.

PUBLIC HEARINGS:

- 1. Johannessen Preliminary Plat, RZ-86-01, SP-86-01, V-86-02: Gig Harbor Retirement Complex.
 Planning Director Don Orr explained the petition to subdivide a 10 acre parcel into 8 single family sites on 7.4 acres and rezone 2.6 acres from R-1 to R-3 to allow development of a 36 unit retirement apartment complex with parking reduced from the required 54 spaces to 40. The site is located along the west side of Soundview Drive, 630' south of the intersection with Erickson Street. He explained that several aspects were involved with this project and this hearing would focus on the preliminary plat.

Jeff Mann, Pac Tech Engineering, spoke in favor of the plat.

Thor Thorson, applicant, explained the intent of the project.

There was no public opposition.

The Planning Commission recommends approval of the preliminary plat with the following conditions:

- 1. Thirty feet of property along the westerly boundary of lot #1 shall be dedicated to the city for roadway purposes.
- 2. Access provided from Erickson Street shall include improvements from Erickson Street to and across the western boundary of the site. Improvements to include a minimum 24' wide roadway within the 30' or 60' right of way.
- 3. Prior to final plat approval, the applicant shall provide a minimum of 30' roadway access to the western boundary of parcel 1 acceptable to the Public Works Director or the proposed 60' right of way from Soundview is extended to serve lot #1.

- 4. The 60' wide cul-de-sac extending from Soundview shall be dedicated to the city and constructed to city standards.
- 5. Curbs, gutter and sidewalks shall be extended along the entire frontage of Soundview Drive.
- 6. Access to lot 8 and 9 shall be off the cul-de-sac.
- 7. Prior to final map approval, provide fire hydrants and fire flow per Gig Harbor Fire Marshal and Gig Harbor Public Works Director's requirements.
- 8. Adequate turn around area for the westerly access road (McDonald Avenue) shall be provided on-site or land made available to provide off-site.
- 9. Prior to final plat approval, provide street lighting as indicated on the preliminary plat.
- 10. Except for possible septic tank installation or development of lot #1 the balance of the site shall be left in its natural condition until building permits are applied for and issued for development of lots 2 through 9.

MOTION: To approve the preliminary plat with the conditions recommended by the Planning Commission. Crowe/Melton - approved by a vote of 3 - 1 with Ryan opposing.

MOTION TO AMEND ORIGINAL MOTION:
To include the following conditions:

- 11. Provide utility easements for domestic water, fire water, sanitary sewer and storm sewer lines to extend to McDonald Avenue.
- 12. Show the storm detention pond as required by the Public Works Department.
- 13. Restrict any further subdividing of lots 2 - 9 so that they would remain as they are currently platted.

Frisbie/Crowe - approved by a vote of 3 - 1 with Ryan opposing.

Mr. Orr then explained the rezone request. This hearing qualifies as the first hearing on the rezone.

Jeff Mann spoke in favor of the request.

There was no public opposition.

The rezone request will be heard again on June 23, 1986 at a public hearing along with the site plan and variance.

MINUTES:

MOTION: To approve as posted.
Ryan/Melton - approved by a vote of 3 - 1 with Frisbie opposing.

MOTION TO AMEND ORIGINAL MOTION:

Under Public Hearings Item #1, to include:
Under the original design and the discussion that followed within the meeting of the 27th it was the understanding of the public works committee that there would be 95% compaction below that sidewalk, that the backfill material would be Class A or Class B suitable for roadbed development in the future and that the sidewalk itself would abutt the road.
Frisbie/ - motion died for lack of a second.

OLD BUSINESS:

1. Ordinance Amendment: Subdivisions - Ordinance #482 - 2nd reading.

MOTION: To adopt Ordinance #482.
Ryan/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To amend the ordinance and include new section 16.40.120 to read:
Underground Utilities. All underground sanitary sewers, storm sewers and domestic/fire water utilities shall be installed complete to at least one property line of each lot of the short subdivision prior to approval of the short subdivision.
Frisbie/Ryan - failed by a vote of 1 - 3 with Crowe, Melton and Ryan opposing.

2. LID Foreclosure Ordinance - Ordinance #483 - 2nd reading.

MOTION: To adopt Ordinance #483.
Ryan/Melton - unanimously approved.

3. Location for restroom facility.

Public Works Director Tom Heinecke informed council that the two sites (Jerisich Park and the Rosedale right-of-way near the Harbor Landing) for the facility had been flagged. He requested direction as to which location was preferred by council.

The council was polled and unanimously chose the Rosedale right of way as the site for the restroom facility.

Ms. Alfreida Lewis, owner of the Harbor Landing Mall, expressed concern over the proposed location of the restroom facility and its effect on her property.

MOTION: To approve the Rosedale right-of-way as the site for the restroom facility with the proposed viewing platform and fenced area to shield it from the parking lot.
Ryan/Crowe - unanimously approved.

DEPARTMENT MANAGER'S REPORT:

- 1. Police.
Chief Jim Pettersen informed council of the recent handgun purchase and reviewed the monthly activity statistics.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. AWC conference June 24 - 27 in Tacoma.
- 2. Council work session July 2, 1986, at 7:30 p.m
- 3. Comprehensive Plan discussion with Planning Commission June 12, 1986, at 6:30 a.m.

PAYROLL:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

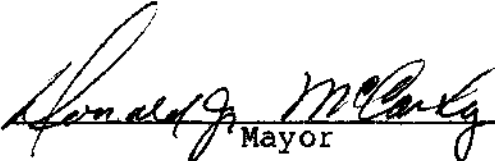
Mayor McCarty read a letter from Councilmember Nancy Melton. Due to additional demands on her time, she feels it necessary to resign her position effective June 10, 1986.

Councilmember Crowe noted that Nancy has served on the city council for 12½ years as a very strong force. She has served the council and the city well and will be missed very much by all.

ADJOURN:

MOTION: To continue the meeting to June 11, 1986, at 7:00 p.m. for the Water/Sewer rate study meeting.
Ryan/Frisbie - unanimously approved at 9:25 p.m.

Cassette recorder utilized.
Tape 31 Side 1 001 - end
Side 2 001 - 096.



Mayor

144

REGULAR CITY COUNCIL MEETING OF JUNE 23, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:04 p.m.

1. RZ-86-01, SP-86-01, V-86-02: Gig Harbor Retirement Center.
Planning Director Don Orr gave a brief overview of the project which includes subdivision of a 10 acre parcel into 9 lots, rezone of 2.6 acres to R-3 to allow development of a 36 unit retirement apartment complex, site plan, and variance to reduce parking.

RZ-86-01.

Jeff Mann, Pac Tech Engineering, spoke in favor of the rezone request.

There was no public opposition.

The Planning Commission recommends approval of the rezone request with the following conditions:

1. The subsequent site plan approval allowing construction of a building housing 36 units for the elderly shall run and be binding upon the property. A copy of the approved site plan shall be attached to the ordinance rezoning this lot.
2. If the subsequent site plan is not implemented (property developed) within 3 years subsequent to council action, the zoning shall revert back to the R-1 designation.

MOTION: To adopt Ordinance #484 allowing the property to be rezoned from R-1 to R-3 with the conditions recommended by the Planning Commission.
Crowe/Perrow - approved by a vote of 3 - 1 with Ryan opposing.

SP-86-01.

Council had questions regarding the storm drainage system on Soundview Drive. Public Works Director Tom Heinecke explained the options available.

Jeff Mann introduced Allan Kane, an engineer from Pac Tech, who explained the intention was to produce no more run-off than what exists now in undeveloped conditions.

Mr. and Mrs. Warren Logan, property owners on Craig Lane, spoke in opposition to any development that would affect the storm drainage system that concerns their property.

MOTION: To table the site plan hearing until the meeting of July 14, 1986, to gain additional information on two problems:

1. To address outflow issues from the proposed project and what the natural run-off is in terms of limitations.
2. Develop a storm drainage plan for the Logan area together with an outline of the timetable when projects are going to be happening, at what point citizens can impact the decision making process, and when a possibility of projects can be established.

Crowe/Ryan - approved by a vote of 2 - 2 with Frisbie and Perrow opposing and the Mayor casting the tie-breaking vote for approval.

V-86-02.

Thor Thorson, representing the project's developer, spoke in favor of the variance and clarified the parking issues.

There was no public opposition.

The Planning Commission recommends approval subject to approval of SP-86-01.

MOTION: To approved V-86-01.
Perrow/Crowe - unanimously approved.

APPOINTMENT OF PLANNING COMMISSION MEMBER:

Mr. Allen Bessette and Mr. Gary Kucinski each provided a brief summary of their backgrounds and answered questions from the council.

MOTION: To nominate Gary Kucinski to the Planning Commission for a six year term.
Crowe/Ryan - unanimously approved.

APPROVAL OF MINUTES:

MOTION: To approve as posted.
Frisbie/Ryan - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. Local Government Investment pool.
City Administrator Mike Wilson explained the creation of the investment pool by the state legislature which

intends to provide a means for local governments (particularly smaller governmental entities) to invest surplus funds (cash) in a safe and protected investment vehicle while providing maximum investment opportunities.

MOTION: To adopt Resolution #197 allowing the city to participate in the investment pool program.
Ryan/Perrow - unanimously approved.

2. Investment policy modification.

Mr. Wilson explained the need to amend the city's investment policy to include the Local Government Investment pool.

MOTION: To amend the city's investment policy allowing funds to be invested in the Local Government Investment pool.
Ryan/Crowe - unanimously approved.

3. Water System Plan Update.

Public Works Director Tom Heinecke provided council with information regarding the Water Plan Update and the Water Resource Development Plan.

Steve Wagner, representative of Kramer, Chin and Mayo, was available to answer questions regarding the Water Plan Update.

Jim Carr, from Carr/Associates, answered questions on the Water Resource Development Plan.

MOTION: To accept the Carr report and make funds available (up to \$6,000) to go to Phase 2 which would include getting production results from the existing three city wells and all other reasonable wells in the proximity of the city and get the necessary analytical reports.
Frisbie/Crowe - unanimously approved.

MOTION: To table discussion on the Water Plan Update to the meeting of July 14, 1986.
Frisbie/Crowe - unanimously approved.

4. Stinson Avenue sidewalk contract.

Mr. Heinecke provided information on bids received for this project and recommended approval of the bid from Spadoni Brothers.

MOTION: To award the contract to Spadoni Brothers for construction of asphalt sidewalks on Stinson Avenue at a figure not to exceed \$28,117 (which includes up to \$5,000 for the extra cost of gravel fill) without further council approval.
Crowe/Ryan - unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

1. AWC Conference in Tacoma June 24 - 27.
2. July 2, 1986, 7:30 p.m meeting with Fire District #5 to discuss possible annexation to the fire district.

BILLS:

MOTION: To approve.
 Crowe/Ryan - approved by a vote of 3 - 1 with Perrow abstaining then Frisbie refusing to sign.

RECESS TO EXECUTIVE SESSION: 9:15 p.m.

EXECUTIVE SESSION:

Discussion of Sheldon Durst claim.

REGULAR SESSION:

Durst Claim.

MOTION: To deny the claim by Sheldon Durst.
 Ryan/Frisbie - unanimously approved.

BILLS:

MOTION: To approve the bills, excluding the bill from Jacobs Construction until a breakdown of the bill for Councilmember Perrow has been reviewed.
 Perrow/Frisbie - unanimously approved.

ADJOURN: 9:50 p.m.

MOTION: To continue to the meeting of July, 2, 1986, at 7:30 p.m.
 Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
 Tape 32 Side 1 001 - end.
 Side 2 001 - 097.


 Mayor

REGULAR CITY COUNCIL MEETING OF JULY 14, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: 7:02 p.m.

- 1. Annette Smith, resident of the Fennimore Street area, presented council with a copy of a letter sent to Public Works Director Tom Heinecke concerning the resurfacing of Fennimore Street.

APPOINTMENT OF CITY COUNCIL MEMBER:

Three of the four candidates for the position presented themselves and provided council with information regarding their backgrounds. Sammie Lu Davis, Ramon Escure, and Tomi Kent-Smith answered questions put to them by council. Daniel Jackson was unavailable to attend the meeting.

The council recessed to executive session for discussion purposes then returned for nominations.

MOTION: The vacancy created by the resignation of Nancy Melton be assumed by Sammie Lu Davis.
Ryan/Crowe - unanimously approved.

Sammie Lu Davis was sworn in by City Administrator Mike Wilson.

MINUTES:

MOTION: To approve as amended.
Ryan/Crowe - unanimously approved.

OLD BUSINESS:

- 1. SP-86-01: Gig Harbor Retirement Center.
Planning Director Don Orr presented council with a brief description of the project which includes construction of a one-story complex as a retirement home for the elderly.

Public Works Director Tom Heinecke explained the data received from Pac-Tech Engineering regarding the storm drainage system.

Geoff Moore, Pac-Tech Engineering, introduced Allan Kane who further explained the data and proposed plans for the site.

Thor Thorson, project developer, spoke in favor of the project.

Marty Erdahl, resident of Craig Lane, had questions regarding the storm drainage facility in the area.

Minutes of 7/14/86
Page Two

MOTION: To table this issue until after discussion of the Storm Drainage Construction on Ryan Street. Frisbie/Crowe - unanimously approved.

2. Ryan Street Storm Drainage Construction.

Mr. Heinecke described the preliminary draft of priorities for storm drainage improvements. Discussion followed concerning the priorities and the possibilities of completion during 1986.

Staff to provide council with a timetable showing project phasing in order to further discuss this item at the meeting of July 28, 1986.

MOTION: To bring SP-86-01 back for discussion. Perrow/Crowe - unanimously approved.

SP-86-01: Gig Harbor Retirement Center.

The Planning Commission recommends approval of the site plan subject to the following conditions:

1. Building permit for the structure indicated shall be secured and construction commence within two years subsequent to approval of this application or within 2 years of sewer availability or said approval shall be void.
2. Submit a landscaping plan prepared by a licensed landscape architect to the Planning Department for review and approval. The site shall be developed in accordance with the approved landscaping plan prior to occupancy.
3. Prior to application for a building permit for any structure hereby authorized, secure an encroachment permit from the Director of Public Works to construct driveways into the site. Said improvements to be constructed prior to final inspection of the structure. Additionally, landscaping within the city right-of-way adjacent to the property's western boundary may be required. Such planting in the city right-of-way shall be included in the landscape plan and shall be subject to applicant entering into a maintenance agreement with the city.
4. Construct a 4-inch high concrete curb (minimum) to separate all paved parking and passageway areas from landscaped areas.

5. Delineate all parking spaces with paint.
6. Since there is great community concern regarding storm drainage removal, storm drainage facilities shall be installed. Specific location, extent and size shall be subject to approval by the Public Works Director.
7. Fire protection improvements required shall have been installed and be operable at the time flammable materials are brought to the site.
8. A lighting plan for the parking area and structure shall be submitted to the Planning Department for review and approval prior to final inspection of the building. All lights shall be directed away from adjacent residential property.
9. Install an enclosed trash receptacle.
10. Place all utility distribution facilities to and within the development underground.
11. The city should consider reducing the amount of off-street parking. Input should be received from the applicants as to number of spaces realistically needed. If spaces are reduced, consideration should be given to the area adjacent to the southern side of the structure.
12. Curbs, gutters, and sidewalks shall be provided on the east side of roadway along the west side of property along the public right-of-way.
13. A proportion of the traffic improvements at the Pioneer and Kimball intersection shall be assessed to this development when costs are determined and the allocation method of those costs are approved by the City Council. The intent of this condition is to obligate the owner of the property, and future owners of the property, to not resist a local improvement district under any circumstances, leaving to the property owner the right to question only the proportionate share that the property should bear of the local improvement district assessments. The agreement should be in the form of a covenant running with the land with proper signatures and an acknowledgement so that it can be recorded with the County Auditor.

MOTION: To approve SP-86-01 with the additional proviso that until the Ryan Street outfall is upgraded that the flow from the site will not exceed 200 gpm.
Frisbie/ - motion died for lack of a second.

MOTION: To approve SP-86-01 with the 13 conditions recommended by the Planning Commission.
Crowe/Perrow - approved by a vote of 3 - 1 with Ryan opposing and Davis abstaining.

MOTION TO AMEND ORIGINAL MOTION:

No site clearing or work on the project would begin before site retention system is installed and approved by the Public Works Director and a bond for any improvements not completed in the first phase would be posted in an amount acceptable to the city.
Perrow/Crowe - approved by a vote of 3 - 1 with Ryan opposing and Davis abstaining.

3. Water System Plan Update.

Mr. Heinecke presented council with corrections to Kramer, Chin & Mayo's Water System Plan Update.

MOTION: To approve the Plan as submitted including the amendment 3-page and also change the capital improvement schedule moving #10 to #5 location and the construction schedule of 2, 3, 4, and new #5 to 1986 and with the approval of this plan, authorizing staff to proceed with those four improvements this year.
Frisbie/Perrow - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To approve the Plan with proposed changes and consultants would be ready to bid on top priorities in the first quarter of 1987.
Perrow/Frisbie - unanimously approved.

4. Ordinance Annexing Talmo property.

MOTION: To adopt Ordinance #485.
Perrow/Ryan - unanimously approved.

NEW BUSINESS:

1. Ordinance placing proposition on ballot to fund sewerage treatment plant by general obligation bonds - 1st reading.
Mr. Wilson explained to council that a telephone survey had been conducted to determine if there was a definite

feeling for funding of the expansion of the sewerage treatment plant. The survey results showed a mixed feeling between a rate increase or to approve general obligation bonds resulting in a property tax increase.

2. Resolution to participate in Pierce County Plan for Solid Waste Management.

Mr. Heinecke reviewed the reasons for joining the County Plan.

MOTION: To adopt Resolution #198.
Crowe/Ryan - unanimously approved.

3. Sidewalk Contract - Rosedale Street.

Mr. Heinecke explained that only one bid was received on this project and recommended that the contract be awarded to Spadoni Brothers.

MOTION: To award the Rosedale Street Sidewalk contract to Spadoni Brothers for the base price.
Perrow/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

That we hold the balance of the funds that we originally appropriated to that account to remain in that account for future allocation by the council.

Frisbie/Crowe - second was withdrawn by Crowe - amendment died for lack of a second.

MOTION: That the balance of funds remain in the sidewalk fund and initiate a contract to complete survey work on Harborview beginning at Peacock to Vernhardson and Vernhardson to City Park.
Perrow/Crowe - unanimously approved.

4. Ordinance proposing to annex the city to Fire District #5 - 1st reading.

Mr. Wilson discussed the city's involvement and explained the reasons this annexation would benefit the city.

5. Telephone Utilities Maintenance Agreement.

MOTION: To approve the maintenance agreement with Telephone Utilities.
Perrow/Ryan - unanimously approved.

6. Fence Protection System for Maintenance Shop - bid award.
Mr. Heinecke provided council with the bid received for the protection system for the maintenance facility.

MOTION: To approve the bid from AA Security Alarm Systems, Inc. for \$5,550.00.
Crowe/Ryan - unanimously approved.

7. Chlorine Building for the Wastewater Treatment Plant.
Mr. Heinecke explained the request to construct a chlorine storage and handling facility during the first phase of expansion at the treatment plant.

MOTION: To reject the construction of the chlorine building at this time with two directions to URS:

1. Provide the information to the electrical engineer to provide one 40 amp service to a future chlorine building
2. To use the old room for electrical in the design at this time.

Perrow/Crowe - motion was approved by a vote of 3 - 0 with Davis abstaining and Frisbie absent.

DEPARTMENT MANAGERS' REPORTS:

1. Police Department.
Chief Pettersen reported on a successful bike rodeo and presented council with June's departmental statistics.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Review of rate study meeting for the week of July 21, 1986.
2. Committee for the Comprehensive Plan will be meeting soon.

PAYROLL:

MOTION: To approve.
Crowe/Ryan - unanimously approved.

RECESSED TO EXECUTIVE SESSION AT 10:06 p.m.

EXECUTIVE SESSION:

1. McWest Builders.


MOTION: To deny claim.
Ryan/Frisbie - unanimously approved.

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Page Seven

ADJOURN:

MOTION: To adjourn.
Frisbie/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 32 Side 2 098 - end
Tape 33 Side 1 000 - 332.



Mayor

REGULAR CITY COUNCIL MEETING OF JULY 28, 1986

PRESENT: Councilmembers Davis, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmembers Frisbie and Crowe.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:00 p.m.

MINUTES:

MOTION: To approve as posted.
Ryan/Davis - unanimously approved.

CORRESPONDENCE:

- 1. Pierce Transit notification of proposed change to Bylaws.
Council agreed to accept the proposed change.

OLD BUSINESS:

- 1. Legislative intent clauses - addenda to Ordinances #461, 475, and 476 - Annexations - 1st reading.
- 2. Street name change.
Mr. and Mrs. Garnett, only residents of the street, requested the name be changed from Valley View Place to Sari Lane.

Letters were sent out to neighboring property owners and other interested agencies requested comments on the proposed change; no comments were received.

MOTION: To allow the changing of the street name from Valley View Place to Sari Lane.
Ryan/Davis - unanimously approved.

- 3. Ryan Street storm drainage plan outline.
Public Works Director Tom Heinecke outlined the tentative construction schedule process.
- 4. Ordinance proposing to annex the city to Fire District #5 - Ordinance #486 - 2nd reading.
Frank Bampton, city resident, questioned the financial impact to the residents of this annexation. It was explained that there would be no increase in taxation and this annexation would give residents a voice in all future Fire District decisions.

MOTION: To adopt Ordinance #486.
Ryan/Perrow - unanimously approved.

5. Ordinance placing proposition on ballot to fund sewerage treatment plant by general obligation bonds - Ordinance #487 - 2nd reading.

Frank Bampton, city resident, expressed concerns over the further taxation of property and stated that he was against the general obligation bond proposition.

MOTION: To adopt Ordinance #487.
Ryan/Davis - unanimously approved.

6. Building Code, Mechanical Code, Plumbing Code and Fire Code Ordinances - 1st reading.

NEW BUSINESS:

1. Ordinance adding Civil Penalty Section for enforcement of building and related code violations - 1st reading.

2. Resolution authorizing agreement to provide SCAN authorization number.

Discussion centered on the reason for obtaining the authorization number which will allow the city to realize lower telephone bills only for the police department's lines for use of the breathalyzer machine.

Council wished to remove the name of Chief James Pettersen as the Telecommunication Coordinator and instead appoint "the Senior Police Officer".

MOTION: To adopt Resolution #199 as amended.
Ryan/Davis - unanimously approved.

3. Award property and liability insurance policy.

City Administrator Mike Wilson explained the process used in obtaining insurance quotes and reviewed the only proposal received - that from Nordi, Sweet & Associates, the city's current broker.

Mr. Wilson suggested the following changes to the proposal to lower the total cost from \$97,409 to \$88,283:

1. All property blanket form to be reduced from 100% coinsurance to 90% for a reduction of \$450.
2. Automobile, Medical coverage - delete coverage for a reduction of \$921.
3. Automobile, Physical damage to vehicles - delete coverage for a reduction of \$5,038.

- 4. Public officials and Employees Errors & Omissions Insurance - increase deductible from \$2,000 (the Hartford Group) to \$2,500 (National Casualty) for a reduction in premium of \$2,717.

MOTION: To approve the proposed 1986-87 insurance renewal from Nordi, Sweet & Associates with the revisions and corrections as presented by City Administrator Mike Wilson and with the option of entering into an insurance pool if such an event should present itself during the insurance year.
Ryan/Perrow - unanimously approved.

- 4. Ordinance creating office of Hearing Examiner, establishing Rules of Procedure - 1st reading.
Planning Director Don Orr explained the two documents and modifications as recommended by those who have reviewed the documents. He also presented several other additions and deletions that he requested council decide which to accept or reject.

DEPARTMENT MANAGER'S REPORTS:

- 1. Finance Officer/City Administrator - Budget Status/Quarterly Report.
Financial information was presented by Finance Officer Connie Leonard and City Administrator Mike Wilson.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. Council work session - August 6, 1986, 7:30 p.m. - Topic of session: Storm drainage systems.
- 2. Peninsula Sewer Study Panel - August 15, 1986, 8:30 a.m.

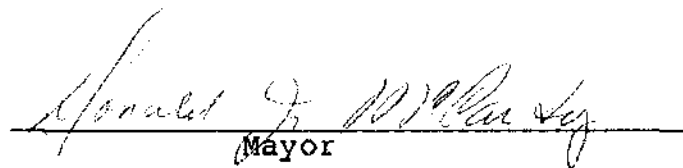
BILLS:

MOTION: To approve the payment of all bills presented but not to approve the status report from URS dated July 1, 1986.
Perrow/Ryan - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:52 p.m.
Ryan/Davis - unanimously approved.

Cassette recorder utilized.
Tape 33 Side 1 333 - end.
Side 2 000 - 238.



Mayor

1988

REGULAR CITY COUNCIL MEETING OF AUGUST 11, 1986

PRESENT: Councilmembers Frisbie, Crowe, Davis, Perrow and Mayor McCarty.

ABSENT: Councilmember Ryan.

MINUTES: 7:02 p.m.

MOTION: To approve as posted.
Perrow/Davis - unanimously approved.

CORRESPONDENCE:

1. Letter from Jo Whetsell.

Ms. Whetsell was present to request council consider posting "Positively No Littering" signs next to the city limit signs. She also volunteered to serve on a committee along with representatives from the council, Business Association and Chamber of Commerce to further work on the beautification of Gig Harbor. Ms. Whetsell also questioned the placement of dumpsters around the city.

Council determined that discussions should begin with the Business and Economic Development Committee of which Councilmember Ryan is Chairman. That committee to develop a plan of action and return that information to the council.

OLD BUSINESS:

1. Legislative intent clauses - addenda to Ordinances #461, 475, & 476: Annexations - 2nd reading.

MOTION: To adopt the addendum to Ordinance #461.
Crowe/Frisbie - unanimously approved.

MOTION: To adopt the addendum to Ordinance #475.
Davis/Frisbie - unanimously approved.

MOTION: To adopt the addendum to Ordinance #476.
Frisbie/Crowe - unanimously approved.

2. Building Code, Mechanical Code, Plumbing Code & Fire Code Ordinances - 2nd reading.

MOTION: To table the second readings of the Building Code, Mechanical Code, Plumbing Code & Fire Code Ordinances until the meeting of August 25, 1986.
Frisbie/Perrow - unanimously approved.

3. Ordinance adding Civil Penalty Section for enforcement of building and related code violations - 2nd reading - Ordinance #488.

MOTION: To table the Civil Penalty Ordinance until the meeting of August 25, 1986.
Perrow/Crowe - vote was 2 - 2 with Frisbie and Davis voting against.
Motion was defeated with the tie-breaker by Mayor McCarty.

MOTION: To modify the language of 15.18.080 to read "Council to provide compensation and settlement limits to the city administrator and the city attorney so that they may...".
Frisbie/ - motion died for lack of a second.

MOTION: To adopt Ordinance #488.
Davis/Crowe - unanimously approved.

MOTION TO AMEND MOTION: To change the reference to the "board of appeals" to the "Hearing Examiner" if the Hearing Examiner Ordinance passes.
Frisbie/Crowe - unanimously approved.

4. Ordinance creating office of Hearing Examiner - 2nd reading - Ordinance #489.

MOTION: To move item b) under Section 10: Duties of the Examiner from paragraph one to paragraph two.
Frisbie/Davis - unanimously approved.

MOTION: All references to the "Planning Department" be changed to the "Department of Community Development."
Frisbie/Crowe - unanimously approved.

MOTION: To adopt Ordinance #489.
Frisbie/Crowe - unanimously approved.

5. Rules of Procedure for office of Hearing Examiner.

MOTION: To adopt the rules of procedure for the office of Hearing Examiner.
Crowe/Davis - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:

1. Planning:

Planning Director Don Orr reviewed comments he had received on the Comprehensive Plan and requested council set a time for a study session meeting between representatives of the council and planning commission. Meeting set for August 19, 1986 at 7:00 a.m.

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PAYROLL:

MOTION: To approve.
Crowe/Frisbie - unanimously approved.

RECESS TO EXECUTIVE SESSION AT 8:17 p.m.

EXECUTIVE SESSION:

1. Claim for damages by Elfrieda Lewis.

MOTION: To deny claim.
Davis/Crowe - unanimously approved.

ADJOURN:

MOTION: To adjourn.
Frisbie/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 33 Side 2 241 - 907.


Mayor

REGULAR CITY COUNCIL MEETING OF AUGUST 25, 1986

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Davis.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:02 p.m.

I. RZ-86-02: Scott House Office Complex.

Planning Director Don Orr explained that the applicant had originally sought a change in zone classification from R-1 (single family) to RB-1 (residential business) to allow an addition onto the existing residence and construction of a two-story office building. As a result of action by the Planning Commission, the applicant was now submitting three alternatives in zoning mixes.

Geoff Moore, Pac-Tech Engineering, presented the three options to council and spoke in favor of the proposal.

Si Nelsen, Jr. and Chester Dadisman, neighboring property owners, expressed concerns over the density of the proposed project, the increased traffic, and the spread of commercialization along Peacock Hill Avenue.

Council requested the applicant's prepare two alternative proposals: 1) a plan to preserve the Scott house as a professional office and construction of three duplexes and 2) removal of existing structures and construction of three duplexes.

Dave Millet, neighboring property owner, had no objections to increased residential density on the property.

MOTION: To table this issue until the meeting of September 8, 1986.
Crowe/Frisbie - unanimously approved.

MINUTES:

MOTION: To approve as corrected.
Frisbie/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Building Code, Plumbing Code, Mechanical Code and Fire Code Ordinances - 2nd reading.

Building Code - Ordinance #490

Plumbing Code - Ordinance #491

Mechanical Code - Ordinance #492

Fire Code - Ordinance #493

MOTION: To adopt Ordinances 490, 491, 492, and 493 as identified.
Frisbie/Ryan - unanimously approved.

2. Service Agreement - KJS Associates, Inc. - Traffic analysis at Pioneer/Kimball/Grandview and Stinson.

Public Works Director Tom Heinecke explained that one of the 1986 budget projects for the Public Works Department was to conduct a traffic engineering study of the area. Discussion followed as to the necessity of such a study in an area that many councilmembers felt was not a problem area, and one in which the city is also receiving money from a FAUS grant in order to study the signalization of the area.

MOTION: To deny the agreement with KJS Associates and wait until the completion of the FAUS grant signalization project.
Frisbie/ - motion died for lack of second.

MOTION: To approve the agreement with KJS Associates.
Crowe/ - motion died for lack of second.

MOTION: Consideration of this KJS Associates service agreement be tabled to the first meeting in December, 1986.
Frisbie/ - motion died for lack of second.

MOTION: To table this issue to the meeting of September 8, 1986, at which time staff shall provide council with information as to the objective of this study and the FAUS study and the options that are available to the city.
Perrow/Ryan - unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Monthly council study session.

No agenda has been set, therefore no meeting will be held.

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- 2. Pierce County Council of Governments.
The Transportation Committee will hold a meeting on September 10, 1986, at 9:00 a.m. at the Tacoma Sheraton.

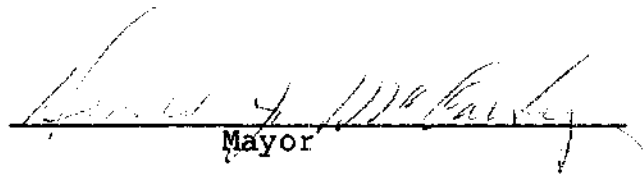
BILLS:

MOTION: To approve.
Perrow/Crowe - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:52 p.m.
Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 34 Side 1 002 - 370.



 Mayor

164

GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 8, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:07 p.m.

1. Comprehensive Six-Year Street Plan.

Public Works Director Tom Heinecke explained the annual requirement to file a six-year plan with the Department of Transportation. He reviewed several of the projects listed on the plan and requested council make any desired changes.

There was no public input.

MOTION: To refer the Six-Year Street Plan to the Public Works Committee for review.
Crowe/Ryan - unanimously approved.

MINUTES:

MOTION: To approve the minutes of August 25, 1986 as posted.
Frisbie/Crowe - unanimously approved.

CORRESPONDENCE:

1. Gig Harbor Comprehensive Plan.

Set for hearing September 22, 1986.

2. Request from Steve Anderson for amendment to SP-80-10.

Set for hearing September 22, 1986.

OLD BUSINESS:

1. Pioneer Area Traffic Study.

Mr. Heinecke provided council with information regarding the project and the service agreement with KJS Associates.

MOTION: To table consideration of the service agreement to allow the Public Works Committee to meet within the next two weeks and present for discussion at the council meeting of September 22, 1986.
Frisbie/Crowe - unanimously approved.

2. RZ-86-02: Scott House Office Complex.

Planning Director Don Orr reviewed his analysis of the applicant's three proposed zoning mixes.

Geoff Moore, Pac-Tech Engineering, and Dr. Wilson, property owner, spoke in favor of the request.

Chester Dadisman, and Dave and Cheryl Millett, neighboring property owners, objected to professional offices next to their residential propoerty and wished to see the parcel in question remain residentially zoned.

MOTION: To deny the change of zone request.
Frisbie/Ryan - approved by a vote of 3 - 2 with Perrow and Davis opposing.

NEW BUSINESS:

1. Payment for Oversizing of Water Line.

Mr. Heinecke explained the request by Fred Crase of Crase Builders for the Quiet Maples multi-residential development on Skansie Street.

To provide fire flow to the project, Crase Builders must install an 8" water line. The Comprehensive Water Plan calls for an ultimate line size of 10" on Skansie. The developer is willing to install the 10" system if the city will pay for the oversizing of the line.

MOTION: To approve the payment of the oversizing cost not to exceed \$3,000.
Frisbie/Crowe - unanimously approved.

2. Quit Claim Deed - Carlbom.

MOTION: To accept the Quit Claim Deed from Curt G. Carlbom.
Frisbie/Ryan - unanimously approved.

3. Quit Claim Deed - Department of Transportation.

MOTION: To accept the Quit Claim Deed from the State of Washington Department of Transportation.
Ryan/Davis - unanimously approved.

4. Annexation Ordinance to Pierce County Fire District #5 - 1st reading.

DEPARTMENT MANAGERS' REPORTS:

- 1. Police.
Council was provided with August's statistical report.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. Peninsula Sewer Panel.
Will meet on September 19, 1986, at 8:30 a.m. at City Hall.

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- 2. Special City Council meeting.
For the purpose of the adoption of the Fire District annexation ordinance, a special meeting will be held September 15, 1986, at 5:00 p.m. at City Hall.

APPROVAL OF PAYROLL:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

RECESS TO EXECUTIVE SESSION AT 9:06 p.m.

Meeting called back to order at 9:19 p.m.

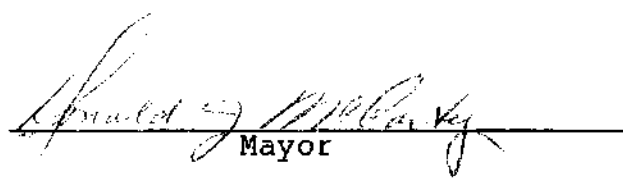
MOTION: To abandon the public restroom project because of claim filed and the potential lawsuit against the city.
Davis/Ryan - unanimously approved.

Crowe and Perrow expressed disappointment in not being able to proceed with the project.

ADJOURN:

MOTION: To continue the meeting to September 15, 1986, at 5:00 p.m.
Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 34 Side 1 370 - end.
Tape 34 Side 2 000 - 340.


Mayor

SPECIAL GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 15, 1986

PRESENT: Councilmembers Davis, Ryan, Perrow, and Mayor McCarty.

ABSENT: Councilmembers Frisbie and Crowe.


CALL TO ORDER: 5:07 p.m.

The meeting was called for the purpose of adopting an ordinance annexing the City of Gig Harbor to the Pierce County Fire Protection District #5.

MOTION: To adopt Pierce County Fire Protection District #5 annexation ordinance - Ordinance #494.
Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 5:09 p.m.
Ryan/Davis - unanimously approved.



Mayor

EMERGENCY GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 17, 1986

PRESENT: Councilmembers Davis, Ryan, Perrow, and Mayor McCarty.

ABSENT: Councilmembers Frisbie and Crowe.

CALL TO ORDER: 5:05 p.m.

The meeting was called for the purpose of adopting an ordinance placing the sale of general obligation bonds for the improvements and expansion of the sewerage treatment plant on the November 4, 1986 ballot.

MOTION: To adopt Ordinance #495, propositiono to place the sale of G.O. Bonds on the November 4, 1986 ballot.

Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 5:12 p.m.

Ryan/Davis - unanimously approved.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 22, 1986

PRESENT: Councilmembers Frisbie, Davis, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Crowe.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:02 p.m.

- 1. Gig Harbor Comprehensive Plan.
 Planning Director Don Orr provided information on the plan; the legal requirements, Planning Commission recommendations, committee review, and presented the final draft plan to the City Council.

John English and Gretchen Wilber, two members of the Planning Commission, spoke in favor of the plan.

There was no public input.

MINUTES:

MOTION: To approve the regular council meeting minutes of September 8, 1986, the special council meeting minutes of September 15, 1986, and the emergency council meeting of September 17, 1986. Ryan/Davis - unanimously approved.

CORRESPONDENCE:

- 1. Puget Sound Water Quality Authority.
 Nancy McKay, representing the PSWQA, presented the plan the agency has released proposing actions to control and prevent pollution. She stressed several issues that pertain to area communities and requested comments on the plan be submitted to the Authority by October 17, 1986.

- 2. Request from Chamber of Commerce for approval of special occasion liquor license.

MOTION: To approve the special occasion liquor license. Ryan/Davis - unanimously approved.

- 3. RZ-86-03, SP-86-03, V-86-04: Gig Harbor Business Park.
 Petition to change a zone classification from B-1 to C-1 to allow development of five buildings totalling 18,000 square feet, 21½' in height where 15' is allowed, and parking for 53 vehicles. The property is located along the west side of Soundview Drive, immediately north of Shurgard mini-storage. Planning Commission recommends conditional approval. Set for hearing October 13, 1986.

OLD BUSINESS:

1. Amendment to Harbour Associates Site Plan - SP-80-10.
Mr. Orr's memo to council provided information regarding the request to amend a previously approved site plan. The change involves creating a 22' wide access off Harborview, relocating and increasing the number of off-street parking spaces, and possibly reducing by one the number of units proposed. Mr. Orr stated that he and Public Works Director Tom Heinecke had staked the proposed driveway and had determined adequate traffic ingress and egress exists. He recommended approval of the amendment subject to the curbing being relocated and relandscaped along the street.

Steve Anderson, applicant, explained his request and asked for council approval.

MOTION: To accept staff's recommendation that the driveway be moved as requested and the improvements on Harborview be made as suggested.

Perrow/Davis - approved by a vote of 3 - 1 with Frisbie voting against.

2. Six-Year Street Improvement Plan.
Mr. Heinecke presented council with a revised six year street plan based on comments by the Public Works Committee.

MOTION: To approve the six-year street improvement plan. Frisbie/Davis - unanimously approved.

MOTION: To adopt Resolution #200 approving the six-year street improvement plan. Frisbie/Davis - unanimously approved.

NEW BUSINESS:

1. Hearing Examiner Job Description/Salary.

MOTION: To add "an engineering degree" to the list of desirable qualifications in the job description and set the salary range at \$40 - 55 per hour. Perrow/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To amend the top of the salary range of \$40 - \$55 to a flat \$45 per hour. Frisbie/ - motion died for lack of second.

2. URS - 50% Sewerage Treatment Plant Design Review.
Mr. Heinecke reviewed several items that require council action before the 50% review phase can be completed.

Mr. Jim Olson, URS project manager, was available to answer questions and review the items mentioned.

Councilmembers Perrow and Frisbie prepared a list of recommendations regarding each specific item.

Discussion of each item followed, along with comments from Mr. Olson and staff.

MOTION: To accept the September 22, 1986 motion prepared by councilmembers Perrow and Frisbie "The following direction is hereby provided by the Council:", Items 1 - 20, page 1 and 2. (Attached for reference).
Perrow/Firsbie - unanimously approved.

DEPARTMENT MANAGERS' REPORTS: None scheduled.

COUNCIL COMMITTEE REPORTS: None scheduled.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Council's monthly study session is scheduled for October 8, 1986, at 7:30 p.m. discussion to be on the EES rate study and annexation to the Fire District.

BILLS:

Councilmembers Frisbie and Perrow prepared for council specific reasons for not approving the current URS invoice:

1. Pg 2 "Scope of Servies", Section A, Lines 18 through 23: The specifications submitted at the 50% Design Review did not include the required description of the construction sequence which would allow the continuing operation of the treatment plant during construction.
2. Pg 3: Submittal of Plans & Specifications for Final Review by City and DOE, from 10/1/86 to 11/1/86. URS is running 30 to 60 days late on Contract document preparation.
3. Exhibit A, Page A-2, "Revise Contract documents based upon Owner review comments".
4. Page A-3, Task 4, Item 7: "Prepare a construction cost estimate at 50% estimate design stage and submit to Owner."

MOTION: To approve payment of the bills excluding the URS invoice in full - full payment will be tendered upon receipt of the items that are deficient as stated above.
Perrow/Frisbie - motion failed by a vote of 2 - 2 with Davis and Ryan voting against.

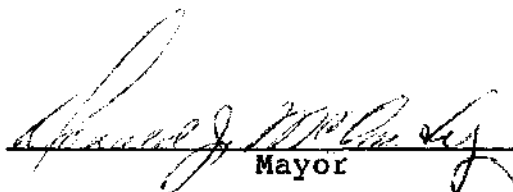
MOTION: To approve and pay all bills except the URS bill.
Perrow/Ryan - unanimously approved.

MOTION: The URS billing to be paid immediately upon receipt of the four items identified as deficient at the 50% design and required under the contract - items to be received by staff.
Perrow/Frisbie - approved by a vote of 3 - 0 with Davis abstaining.

ADJOURN:

MOTION: To adjourn at 10:25 p.m.
Ryan/Davis - unanimously approved.

Cassette recorder utilized.
Tape 34 Side 2 341 - end.
Tape 35 Side 1 000 - 915



Mayor

September 22, 1986

MOTION:

The following direction is hereby provided by the Council:

1. Per Staff recommendation.
2. Per Staff recommendation.
3. Hot-dipped galvanized steel hand railings, stairs and ferrous metals shall be the plant standard.
4. We concur that an amendment be issued to URS for a chlorine storage building, not to exceed \$3000. Work to include but not be limited to:
 - a. Building shall be a wood structure building, architecturally compatible to the existing.
 - b. Building to comply with DOE and WISHA standards.
 - c. The new building shall be bid as an additive alternate to the base bid, which shall include upgrading the existing structure.
5. URS item #17: The cost of the building far exceeds its benefits. By eliminating the proposed building, sufficient structural engineering/design engineering costs, and construction costs, will be realized. If URS is not in agreement, a cost-effective structure, in place of the one proposed, is expected. No additional funds are approved. The pre-design report, sheet 5, titled "Secondary Clarifier", shows the pumps physically outside, with no building.
6. URS item #22: URS's position is not in conformance with the contract, since the design of a blower building is in the existing scope of work. As is the case with the RAS/WAS pump building, the proposed building's costs far exceed the benefits. The final design of the blower building shall be cost-effective.
7. URS item #59, per Staff recommendation.
8. URS item #8, per Staff recommendation.
9. URS item #33: Refer to Exhibit A of the Design Contract, see Task #5, item #8. This item specifically outlines the responsibility of URS to "Prepare one option describing the construction sequence to allow the continuing operation of the treatment plant during construction". This operating concept is to be included in the contract document package. The needs for this are so great/necessary that the failure to include such information will adversely affect the City. It is inconceivable that the current design of the plant expansion could be accomplished without this operating concept being established.

URS Extra Comments

10. URS item #1, per Staff recommendation.
11. URS item #2, per Staff recommendation.
12. Specifications have been received. Their transmittal was two (2) months after the specified transmittal date detailed in the contract schedule. Modifications will be required. Detailed comments will be transmitted by mid-October.
13. URS item #17, per Staff recommendation and per item #6 of this motion.
14. URS item #18, #23, and #43: See item #3 of this motion. No concrete stairs above three (3) risers allowed.
15. URS item #9, per Staff recommendation.
16. URS item #10: Reuse the existing MCC. Do not duplicate and trash the existing. Additional comments to come at the 90% document review, since the electrical was undergoing major additions at the time of the August electrical discussions.
17. URS item #11: There shall be no 120/240 volt panels. The City standard panel shall be 208/120 Y, 3 Ø, 225 amp buses, 42 pole. The primary remains 480 volt; only the transformer changes with additional conductors.

50 Percent Review Summary Comments

It is assumed that all other items described in the 20 August, 1986, summary will be incorporated in the final contract documents, with the exception of the following:

18. Item #25: Yard water hydrants shall be frost-proof. No heat tracing nor insulation necessary.
19. Item #40: The clarifier mechanism to be provided per the manufacturer's recommended coating. Epoxy is fine.
20. Item #53: Awaiting results of reevaluation of chlorine contact chamber, in an effort to reduce construction cost.

RGF:sm.98622035

REGULAR GIG HARBOR CITY COUNCIL MEETING OF OCTOBER 13, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: 7:03 p.m.

- 1. Mr. William Hess read to council a letter he had addressed to the citizens and property owners of Gig Harbor. He claimed the letter was written because of his concern over the resignation of Chief of Police Jim Pettersen.

PUBLIC HEARINGS:

- 1. RZ-86-03, SP-86-03, V-86-04: Gig Harbor Business Park. Planning Director Don Orr explained the request for a change in zone classification from B-1 (local retail) to C-1 (commercial) for two parcels of land located along the west side of Soundview Drive. The applicant's intent is to construct an "incubator" business park.

Geoff Moore, Pac Tech Engineering, spoke in favor of the rezone request.

There was no public opposition.

The second reading of the rezone request will be held October 27, 1986.

Mr. John Holmaas, adjoining property owner, expressed concern over access to the property.

MINUTES:

MOTION: To approve as posted the minutes of September 22, 1986.
Ryan/Davis - unanimously approved.

CORRESPONDENCE:

- 1. Request for special occasion liquor license - St. Nicholas Church.

MOTION: To approve.
Ryan/Frisbie - unanimously approved.

- 2. Transfer of liquor license from Tony's Restaurant to O'Carroll's.

MOTION: To approve.
Ryan/Davis - unanimously approved.

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3. Renewal of liquor license Bayview Grocery & Deli.

MOTION: To approve.
Crowe/Davis - unanimously approved.

4. C-86-02: Morningstar Waldorf School.

Request to continue operation of a private school (grades K-5) at 6677 Kimball Drive ("The Woods"). Planning Commission recommends approval. Set for hearing October 27, 1986.

5. Amendment to site plan.

Request for relocation of approved office building at West Shore Marina. Set for hearing November 11, 1986.

OLD BUSINESS:

1. Gig Harbor Comprehensive Plan Ordinance - second reading.

MOTION: To adopt ordinance #495 accepting the comprehensive plan after a ten day review period prior to the document being printed. Perrow/Frisbie - unanimously approved.

2. Professional Services Agreement - Fennimore Street Reconstruction.

Public Works Director Tom Heinecke explained the project. City Administrator Mike Wilson explained that the Arterial Street budget has sufficient funds.

MOTION: To pursue the improvements on Fennimore Street with a cost ceiling not to exceed 12% of the actual construction costs, with construction costs not to exceed \$110,000 - not to include surveying. Perrow/Ryan - failed by a vote of 3 - 2 with Frisbie, Crowe and Davis against.

MOTION: To change the scope of work for the project back from Peacock to Prentice on Fennimore Street. Crowe/ - motion withdrawn.

MOTION: To continue with the original six year street plan with an upgrade of Fennimore Street between Prentice and Peacock Hill while at the same time the engineering work is done for the entire suggested project. Staff to negotiate

engineering fees.
Crowe/Davis - approved by a vote of 3 - 2 with
Perrow and Frisbie voting against.

3. Fire District #5 Annexation - lowering levy.

MOTION: To direct staff to get information to the
general public indicating that the city
council desires to decrease the city levy in
1988 by the amount levied by the fire district
for 1988.
Frisbie/Crowe - unanimously approved.

4. Westside Business Area annexation - update.
Mr. Wilson reviewed the annexation process.

MOTION: To allow negotiation with the Westside Business
Association to begin regarding the extension of
utility services.
Crowe/Perrow - unanimously approved.

NEW BUSINESS:

1. Water System Agreement - Wade Perrow.
Councilmember Perrow excused himself from this item due
to a conflict of interest.

MOTION: To approve the water system agreement with Wade
Perrow with the addition to the termination
clause of the phrase "inadequate quality".
Crowe/Frisbie - unanimously approved.

2. Police vehicle lease.

MOTION: To approve the request for the lease of two
Chevrolet Caprice.
Crowe/Ryan - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:

1. Police:
Chief Pettersen reviewed with council the statistical
report for the month of September.

Councilmember Crowe thanked Chief Pettersen for his
conscientious effort in performing his duties and wished
him the best of luck in the future.

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Page Four

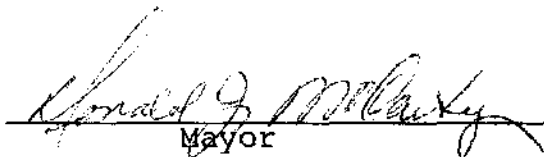
PAYROLL:

MOTION: To approve.
Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 9:20 p.m.
Frisbie/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 35 Side 2 002 - 972
Tape 35 Side 1 000 - 029.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF OCTOBER 27, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:03 p.m.

1. C-86-02: Morningstar Waldorf School.

Planning Director Don Orr explained the request to allow continued operation of a school facility located at 6677 Kimball Drive, Suite E-3 ("The Woods").

Mike Misner, attorney for the school, and Janet Stanley, parent, spoke in favor of the request.

There was no public opposition.

The Planning Commission recommends approval subject to:

- 1) grades K through sixth, and
- 2) maximum of 90 students.

MOTION: To approve C-86-02: Morningstar Waldorf school with the conditions recommended by the Planning Commission.
Crowe/Ryan - unanimously approved.

MINUTES:

MOTION: To approve the minutes as posted for the meeting of October 13, 1986.
Ryan/Davis - unanimously approved.

CORRESPONDENCE:

1. RZ-86-04: Brocato/Hogan.

Request for change of zone from W-1 to RB-1 with a concomitant agreement for property located at 3425 Harborview Drive. Planning Commission recommends approval. Set for hearing November 10, 1986.

2. SDP-86-01: Haub Bros. Enterprises.

Request for shoreline substantial development permit to allow construction of a bulkhead and fill at 2905 Harborview Drive. Planning Commission recommends approval. Set for hearing November 24, 1986.

3. Correspondence from Ted Litzenberger seeking code interpretation.

Mr. Orr explained the applicant is seeking an interpretation as to whether a conditional use permit may be applied for to allow development of a 30 unit assisted living facility within an R-1 zone. The density, or number of units proposed is the issue that needs to be resolved.

Mr. Ted Litzenberger, architect for the project, addressed council to explain the reasons for the facility and stressed what little impact it would have on the surrounding area.

Staff to propose new language to amend the ordinance regarding conditional use permits and return to council when the schedule allows.

OLD BUSINESS:

1. RZ-86-03, SP-86-03, V-86-04: Gig Harbor Business Park.

RZ-86-03:

This is the second reading of the rezone ordinance. Mr. Orr presented council with an ordinance allowing the rezone along with a concomitant agreement which incorporates the conditions presented by the Planning Commission.

Geoff Moore, Pac Tech Engineering, spoke in favor of the rezone request.

MOTION: To adopt Ordinance #497 along with the Concomitant Zoning Agreement as submitted. Perrow/Davis - unanimously approved.

V-86-04:

The applicant proposes constructing five buildings all 21-1/2 feet in height.

There was no public input.

MOTION: To approve V-86-04. Frisbie/Crowe - unanimously approved.

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SP-86-03:

The applicant is proposes to construct five buildings totalling 18,520 square feet and parking for 53 vehicles.

The Planning Commission recommends approval subject to 21 conditions.

John Holmaas, adjoining property owner, expressed concerns regarding access to his property.

MOTION: To approve SP-86-03 based on the following conditions:

1. This site shall be developed and maintained in conformance with the design, statements, and conditions indicated hereon. No structures or other uses than those indicated or contained in the concomitant agreement are permitted.
2. Building permit for structures hereon indicated shall be secured and construction commence within two years of sewer availability of this site's development or said approval shall be void.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

3. Secure an Encroachment Permit from the Director of Public Works to construct standard P.C.C. curb, gutter, sidewalk, and tie-in paving along the entire frontage of Soundview Drive.
4. Secure an Encroachment Permit from the Director of Public Works to construct standard P.C.C. curb cut on Soundview Drive.
5. Secure approval from the Director of Public Works of detailed drainage, erosion and sediment control plans, including location, extent and sizes of all permanent and temporary facilities. Consider securing written agreement

with city waiving on-site storm detention facilities in favor of off-site city storm drainage improvements to this drainage basin.

6. File with the Director of Public Works all easements for drainage facilities or drainage releases located off the site.
7. Secure a Grading Permit from the Director of Public Works, as needed, in accordance with requirements of the Gig Harbor Grading Ordinance.
8. Secure approval from the Planning Director of a specific landscaping plan prepared by a Landscape designer. Said plan shall conform with the general landscaping proposals indicated on this exhibit and include a mechanical irrigation plan, planting and staking details and perimeter fencing plans and details. Construct a solid fence between parking area and adjacent multi-family buildings.

DURING CONSTRUCTION AND PRIOR TO FINAL INSPECTION

9. Install storm drainage facilities as required by Director of Public Works.
10. Control dust and keep adjoining public streets and private drives free and clean of project dirt, mud, materials and debris, to the satisfaction of the Director of Public Works.
11. Install required P.C.C. improvements and tie-in paving along frontage of Soundview, in accordance with approved Encroachment Permit.
12. Develop site in accordance with the approved landscape plan. A statement from the project Landscape designer certifying that landscaping has been

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- installed in conformance with the approved plan shall be submitted to the Building Official by the time final inspection is requested.
13. Place all utility distribution facilities within the development underground.
 14. Provide fire protection devices, as indicated hereon, conforming to the specifications of and inspection by the Fire Marshal/Fire District.
 15. Delineate all parking spaces with white paint.
 16. Construct a 4 inch high concrete curb (minimum) to separate all paved parking and passageway areas from landscaped areas. Curbs may be deleted where sidewalk adjoins parking and passageway, provided the sidewalk is at least 4 inches higher than adjoining pavement.
 17. Extent, location and size of southern access must meet the approval of the Public Works Director when the final configuration of the roads is known. Access shall be located so it does not adversely affect access roads to neighboring properties.
 18. Exterior finish along the southern side of the buildings shall be similar to the front.
 19. Landscape screening along Soundview shall be at least 25' in depth to be consistent in type with screening between Soundview and Gig Harbor Villa.
 20. Planning Director's review shall put emphasis on retaining clusters of existing native trees.

21. If a second driveway is constructed, then a common driveway to the property to the south shall be installed.
Frisbie/Crowe - unanimously approved.

2. Pioneer area traffic study - consultant selection.
Public Works Director Tom Heinecke presented council with a revised scope of work for this project and new agreement with INCA Engineering, Inc. for \$8,991.59.

MOTION: To approve the agreement with INCA Engineering, Inc. to provide a traffic analysis and routing study for the Kimball Drive, Pioneer Way, Grandview Street and Stinson Avenue area for a not to exceed figure of \$8,991.59.
Ryan/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To lower the general liability insurance requirement from \$1,000,000 to \$500,000 and to include in Section N, Cost Estimates the phrase "plus or minus 20% within one year of contract signing".
Perrow/Frisbie - unanimously approved.

3. Pioneer/Grandview signal improvements - consultant selection.
Mr. Heinecke explained the contract with INCA Engineering, Inc.

MOTION: To approve the contract with INCA Engineering, Inc. for a not to exceed figure of \$8,327.00.
Davis/Ryan - approved by a vote of 4 - 1 with Frisbie voting against.

4. Harbor Water Company water supply agreement.

MOTION: To approve the contract with Harbor Water Company.
Ryan/Davis - unanimously approved.

5. Comprehensive Plan ordinance number change.
At the council meeting of October 13, 1986, the Comprehensive Plan was adopted by Ordinance #495. There already exists an ordinance with that number.

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MOTION: To adopt Ordinance #496 adopting the
Comprehensive Plan.
Crowe/Ryan - unanimously approved.

DEPARTMENT MANAGERS' REPORT:

- 1. Administration/Finance:
City Administrator Mike Wilson and Finance Officer
Connie Leonard presented council with the quarterly
fiscal status report and information regarding the
1985 annual report.

BILLS:

MOTION: To approve.
Ryan/Davis - unanimously approved.

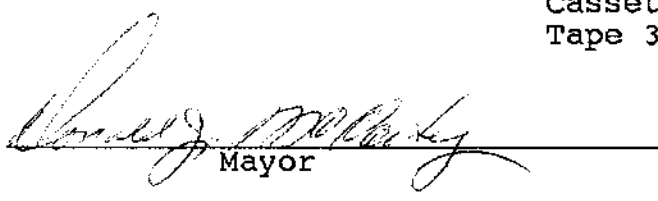
EXECUTIVE SESSION:

- 1. McWest Builders lawsuit.

ADJOURN:

MOTION: To adjourn at 9:45 p.m.
Davis/Ryan - uannimously approved.

Cassette recorder utilized.
Tape 36 Side 1 030 - 938.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF NOVEMBER 11, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:05 p.m.

1. Westshore Marina: Amendment to site plan.

Planning Director Don Orr explained the applicants' desire for amendment to the previously approved site plan involving relocating a proposed two story office structure. Staff recommended approval subject to the conditions listed in the memo dated November 7, 1986.

Tony Skansi and John Paglia, property owners, spoke in favor of the amendment, although Mr. Paglia was not in favor of the conditions recommended by staff.

Marv Turner, neighboring property owner, while not speaking against the amendment, expressed concerns over the public access and wished to have the building site staked and flagged.

MOTION: To continue the hearing to a date set by the staff and the applicants to have developers reevaluate the recommended conditions; to stake and flag the building site; and to specify a date for removal of the boat house.
Crowe/Frisbie - unanimously approved.

2. RZ-86-04: Brocato/Hogan.

Mr. Orr explained the applicants were requesting a change in zone from W-1 (waterfront) to RB-1 (residential business) with a concomitant agreement. The applicants objective is to utilize an existing residential structure for professional office purposes.

Robert Home, representing the applicants, spoke in favor of the request. Paul Kadzik, property owner in the area, also spoke in favor.

Stephen Anderson, neighboring property owner, expressed concerns over parking in the area.

John Puratich, adjoining property owner, spoke against the request.

Applicants to provide information on parking prior to the second hearing.

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3. 1987 Budget.
City Administrator Mike Wilson gave an overview of the General Government budget.

The second hearing on the budget will be held November 24, 1986.

MINUTES:

MOTION: To approve the minutes of the October 27, 1986 meeting as posted.
Ryan/Davis - unanimously approved.

NEW BUSINESS:

1. Water/sewer rate ordinances - 1st reading.
2. General levy and excess levy ordinance - 1st reading.
3. Fire District #5 Dedication Deed and Agreement.

MOTION: To accept the dedication deed.
Frisbie/Ryan - unanimously approved.

MOTION: To approve the agreement with the addition of "or City" in paragraph 4 line 2.
Frisbie/Davis - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Police:
Chief Jim Pettersen gave the police department's monthly statistic report.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Budget work session - November 17, 1986 at 7:00 p.m.
2. SDP-86-01: Haub Bros. Enterprises - November 24, 1986.

PAYROLL:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

EXECUTIVE SESSION:

1. Personnel matter - Jeff Anderson.

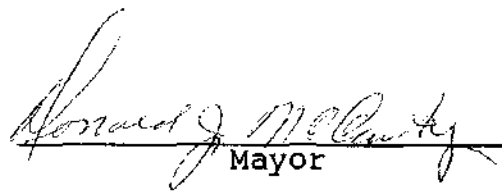
MOTION: To approve extension of benefits for short-term disability at 60% of salary.
Crowe/Davis - unanimously approved.

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ADJOURN:

MOTION: To adjourn at 11:21 p.m.
Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 36 Side 2 002 - 999.
Tape 37 Side 1 000 - 381.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF NOVEMBER 24, 1986

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:04 p.m.

1. SDP-86-01: Haub Bros. Enterprises.

Planning Director Don Orr explained the request for a shoreline substantial development permit to allow construction of a concrete bulkhead connecting two existing concrete bulkheads and filling behind the proposed wall.

Bill Reed, architect for the project, spoke in favor of the request.

Helen Lochridge, neighboring property owner, expressed concerns over the height of the wall, while not objecting to the project.

The Planning Commission recommended that access be provided to the beach and the southern corner of the bulkhead's height being stair-stepped to minimize impact on adjacent property. Additionally, no intention of approving any structure to be placed on the newly created fill area adjacent to the bulkhead.

MOTION: To approve SDP-86-01 with the conditions recommended by the Planning Commission and the access to the beach to be six foot stairs. Davis/Ryan - unanimously approved.

2. 1987 Budget.

City Administrator Mike Wilson gave an overview of the utility budgets.

Bob Wolf, representing the business community, requested the city budget for public restrooms. He also presented council with a letter from Harry Dearth which also recommended the funding of a public restroom facility.

Tom Taylor, president of the chamber of commerce, also spoke in favor of public restrooms and suggested the city budget \$40,000 annually for the promotion of the city, i.e., sidewalks, park expansion, etc.

Jack Bujacich expressed objections to city maintained public restrooms.

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Council will return to the budget hearing after discussion of the water and sewer ordinances.

MINUTES:

MOTION: To approve as posted the minutes of the November 10, 1986 meeting.
Davis/Crowe - unanimously approved.

CORRESPONDENCE:

1. C-86-03: Anderson.
Petition for a conditional use permit to allow residential uses in a B-2 district. Planning Commission recommends approval. Set for hearing December 8, 1986.

OLD BUSINESS:

1. Water and sewer ordinances - 2nd reading.

WATER ORDINANCE:

City Administrator Mike Wilson reviewed the rate charges and the connection fees for the proposed water ordinance.

Jack Bujacich, Dick Allen, Bob Wolf, and Adam Ross, Jr. all expressed opposition to an increase in the rates. Mr. Bujacich and Mr. Allen suggested the rates for customers outside the city should be 1.5 times the rates paid by in-city customers.

Several changes to the ordinance were presented. The council agreed to the following changes:

1. 13.04.030 Outside water service monthly service fee shall be charged at 1.5 times the city rate.
2. 13.04.060 Discontinuance of water service - change "service charge" to "turn on charge".
3. 13.04.080 Water system hook-up charge - For meter sizes over 2 inches the hook up fee shall be negotiable.
4. 13.04.080 Water system hook-up charge - Hook-ups outside the city limits shall be at 1.5 times the inside city rate.
5. 13.04.080 Water system hook-up charge - Automatic hook-up charge adjustment each year

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based on the Engineering News Index Construction cost factor.

MOTION: To adopt Ordinance #498 as amended.
Ryan/Davis - unanimously approved.

SEWER ORDINANCE:

Mr. Wilson reviewed the rates and hook-up charges in the proposed sewer system ordinance.

Jack Bujacich, George Bujacich, Dick Allen, and Adam Ross, Jr. all expressed opposition to an increase in the sewer system rates.

Several changes to the ordinance were presented. The council agreed to the following changes:

1. 13.32.030 Outside sewer service monthly service fee shall be charged at 1.5 times the city rates.
2. 13.32.060 Hook-up charges - Automatic annual hook-up charge adjustment based on the Engineering News Index Construction cost factor.
3. To not fund the \$75,000 for the depreciation for the 1987 budget year. (This item was approved by a 3 - 2 margin with Davis and Ryan opposing.)

MOTION: To adopt Ordinance #499 as amended.
Davis/Ryan - approved by a vote of 4 - 1 with Frisbie voting against.

1987 Budget.

MOTION: To adopt Ordinance #500 approving the 1987 budget and salary schedule as amended subject to the adoption of the utility rates and the following amendments of which there are eight. Those eight amendments were presented in a memo from Mike Wilson dated November 24, 1986.
Ryan/Crowe -

MOTION TO AMEND ORIGINAL MOTION:
To adopt the general government fund (001) budget at the department level with a total of \$1,329,727.
Ryan/Davis -

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While no motion was made, the council was polled and decided 3 - 2 to accept the proposed performance - pay system as presented with Frisbie opposing and Perrow wanting to continue the issue.

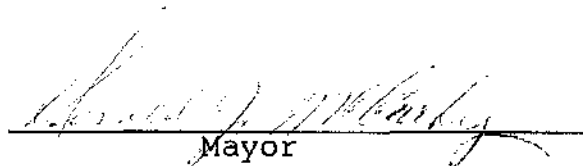
Crowe motioned to table the above motions.

BILLS:

MOTION: To approve.
Perrow/Ryan - unanimously approved.

The meeting was continued to December 1, 1986 at 7:00 p.m.

Cassette recorder utilized.
Tape 37 Side 1 385 - 990,
Side 2 008 - end,
Tape 38 Side 1 000 - 492.



Mayor

CONTINUED GIG HARBOR CITY COUNCIL MEETING OF NOVEMBER 24, 1986

HELD ON DECEMBER 1, 1986

PRESENT: All present.

This meeting was a continuation of the meeting of November 24, 1986, for the purpose of adopting the 1987 budget.

MOTION: To remove from the table the motion and amendment to the motion last stated at the meeting of November 24, 1986.
Crowe/Ryan - unanimously approved.

MOTION: To adopt Ordinance #500 approving the 1987 budget and salary schedule as amended subject to the adoption of the utility rates and the following amendments of which there are eight. Those eight amendments were presented in a memo from Mike Wilson dated November 24, 1986.
Ryan/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To adopt the general government fund (001) budget at the department level with a total of \$1,329,727 as amended.
Ryan/Davis - unanimously approved.

MOTION TO AMEND AMENDMENT:
Delete the Soundview/Harborview project from the street operating fund (101) and transfer \$80,000 from that fund and transfer \$25,000 from general government capital asset fund (301) to storm drainage operating fund (411) for the Ryan Street/Craig Lane area storm drainage project.
Frisbie/Perrow - motion withdrawn.

MOTION TO AMEND AMENDMENT:
To transfer \$40,000 from fund 101 and \$20,000 from fund 301 to fund 411.
Frisbie/Ryan - unanimously approved.

MOTION TO AMEND AMENDMENT:

To accept proposed salary schedule excluding the "Top of Range Plus 8%" for merit.

Crowe/Frisbie - approved by a vote of 3 - 2 with Davis and Ryan voting against.

MOTION TO AMEND AMENDMENT:

To limit the "Top of Range" to 2% for merit.

Davis/Crowe - failed by a vote of 2 - 3 with Frisbie, Ryan and Perrow voting against.

MOTION TO AMEND AMENDMENT:

Budgeted salary increases for each department shall be decreased from 6% to 4%.

Perrow/Frisbie - failed by a vote of 2 - 3 with Crowe, Davis and Ryan voting against.

MOTION TO AMEND AMENDMENT:

To transfer the \$4,000 currently allocated for Performance Pay (fund 602) to general government (fund 001) reserve funds.

Crowe/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To approve the Street Operating fund budget as amended.

Crowe/Davis - unanimously approved.

MOTION TO AMEND AMENDMENT:

To transfer \$40,000 from the street operating fund priority #2 to priority #5.

Perrow/Davis - unanimously approved.

MOTION TO AMEND AMENDMENT:

To determine by mid-year if additional staffing is available to assist the Public Works Management staff.

Perrow/Crowe - unanimously approved.

MOTION TO AMEND AMENDMENT:

To delete priority #8 (the addition of laborer position) and instead add more summer hires as recommended by the mayor.

Perrow/Frisbie - failed by a vote of 2 - 3 with Crowe, Davis and Ryan voting against.

MOTION TO AMEND ORIGINAL MOTION:

To approve the Water Operating fund budget as amended.
Davis/Ryan - unanimously approved.

MOTION TO AMEND AMENDMENT:

To add item 10 of the Water Comprehensive Plan to item 2 in the budget objectives making it one project if the funds are available.
Frisbie/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To approve the Sewer Operating fund budget as amended.
Crowe/Davis - unanimously approved.

MOTION TO AMEND AMENDMENT:

To reinstate depreciation of the sewerage treatment plant to this budget.
Davis/ - motion died for lack of a second.

MOTION TO AMEND AMENDMENT:

To add a sixth objective statement and \$6,000 for water quality sampling in the harbor.
Crowe/Ryan - unanimously approved.

MOTION TO AMEND AMENDMENT:

To random sample manholes in sewer system to establish BOD strength in different locations of the city as staff time allows.
Frisbie/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To approve the Storm Drainage Operating fund budget as amended.
Ryan/Crowe - passed by a vote of 4 - 1 with Frisbie voting against.

MOTION TO AMEND AMENDMENT:

To not increase the storm drain rates until adoption of the master plan.
Frisbie/Ryan - Ryan withdrew second, motion died for lack of a second.

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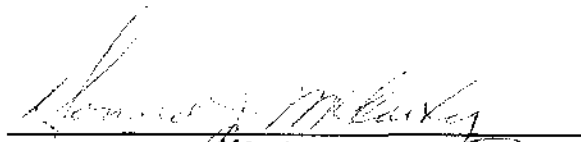
MOTION: To adjust the monthly sewer user fee classes to reflect "Bed and Breckfast" establishments and "Home Occupations" are included in the single family residential class.

Crowe/Davis - unanimously approved.

MOTION: To adjourn at 8:55 p.m.

Crowe/Davis - unanimously approved.

Cassette recorder utilized.
Tape 38 Side 1 493 - 003
Side 2 000 - 329.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF DECEMBER 8, 1986

PRESENT: Councilmembers Frisbie, Crowe, Davis, Perrow and Mayor McCarty.

ABSENT: Councilmember Ryan.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:02 p.m.

- 1. C-86-03: Anderson.
 Planning Director Don Orr explained the request for a conditional use permit to allow residential uses within a B-2 zone. The applicants' objective is to construct two single family residences on two lots along Ross Avenue.

There was no public comment.

MOTION: To approve C-86-03 subject to the structures being sited on the lots consistent with R-1 yard setbacks.
Frisbie/Crowe - unanimously approved.

- 2. Ordinance Amendment - Conditional Use Permits - 1st reading.

MINUTES:

MOTION: To approve as posted the minutes of the November 24, 1986 meeting, including the continuation on December 1, 1986.
Davis/Crowe - unanimously approved.

OLD BUSINESS:

- 1. RZ-86-04: Brocato/Hogan.
 Mr. Orr explained the additional information that had been received relative to the parking arrangements.

Mr. Rob Home, representing the applicants, spoke in favor of the request.

Mr. Dick Allen, while not speaking for or against the request, had questions relating to the legal fees which might be incurred should the applicants be unable to renew the parking agreements.

There was no public opposition.

MOTION: To approve RZ-86-04 with the condition that the parking lease agreements be attached to the applicants' legal property title and that the Public Works department place a two hour parking zone in front of the property.
Perrow/Davis - approved by a vote of 3 - 1 with Frisbie voting against.

MOTION TO AMEND ORIGINAL MOTION:
To require the installation of curbs, gutters and sidewalks to extend from the adjoining property.
Frisbie/Crowe - unanimously approved.

2. General Property Tax Ordinance - Ordinance #501 - 2nd reading.

MOTION: To adopt Ordinance #501.
Frisbie/Crowe - unanimously approved.

3. Sewer rates.
City Administrator Mike Wilson reviewed the changes in the sewer rates due to the changes suggested by council during the adoption of the sewer ordinance.

MOTION: To approve the changes in the sewer rate structure.
Crowe/Davis - unanimously approved.

NEW BUSINESS:

1. Peninsula Light Co. - Industrial Development Revenue Bond Resolution - Resolution #201.

MOTION: To approve Resolution #201.
Crowe/Davis - unanimously approved.

2. Approval for re-issuance of lost check.

MOTION: To approve the re-issuance of a lost check to Jacqueline Martens.
Crowe/Davis - unanimously approved.

3. Request for special occasion liquor license - Peninsula Light Co.

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Page Three

MOTION: To approve the special occasion liquor license for the Peninsula Light Company. Perrow/Crowe - unanimously approved.

- 4. Ordinance establishing compensation for municipal court judge - 1st reading.
- 5. Municipal Court Judge employment agreement. Mr. Wilson reviewed the proposed agreement which must wait for approval until the ordinance establishing compensation for the judge is adopted.
- 6. Ordinance repealing antiquated funds and creating new treasury funds - 1st reading.

DEPARTMENT MANAGERS' REPORTS:

MOTION: To dispense with the police department monthly report. Crowe/Davis - unanimously approved.

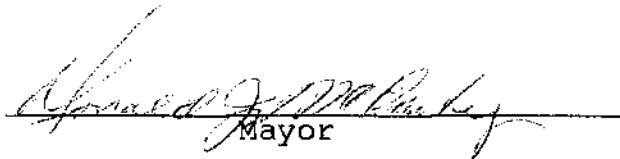
PAYROLL:

MOTION: To approve. Crowe/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 7:55 p.m. Crowe/Davis - unanimously approved.

Cassette recorder utilized.
Tape 38 Side 2 330 - 776.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF DECMEBER 22, 1986

PRESENT: Councilmembers Frisbie, Perrow, and Mayor Pro Tem Ryan.

ABSENT: Councilmembers Crowe, Davis, and Mayor McCarty.

PUBLIC COMMENT/DISCUSSION:

- 1. Gretchen Wilbert presented the city with a quilt made by Fox Island resident Joen Wolfrom. The quilt is featured in the 1987 edition of the Quiltmakers calendar and Mrs. Wilbert wished to have it hang in city hall for the month of January.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:05 p.m.

MINUTES:

MOTION: To approve as posted the minutes of the December 8, 1986 meeting.
Frisbie/Perrow - unanimously approved.

OLD BUSINESS:

- 1. Hearing Examiner employment agreement.

MOTION: To approve the Hearing Examiner employment agreement.
Frisbie/Ryan - unanimously approved.

- 2. Ordinance establishing compensation for municipal court judge - Ordinance # 502 - 2nd reading.

MOTION: To adopt Ordinance #502.
Frisbie/Perrow - unanimously approved.

- 3. Municipal Court Judge employment agreement.

MOTION: To approve the Municipal Court Judge employment agreement.
Frisbie/Ryan - unanimously approved.

- 4. Ordinance repealing antiquated funds and creating new treasury funds - Ordinance #503 - 2nd reading.

MOTION: To adopt Ordinance #503.
Perrow/Frisbie - unanimously approved.

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Page Two

5. Ordinance amendment - Conditional Use Permits - 2nd reading.

MOTION: To adopt Ordinance #504 amending Conditional Use Permits criteria with item B remaining as it is.
Frisbie - motion withdrawn

MOTION: To table this issue until the regular council meeting of 1/12/87.
Perrow/Ryan - unanimously approved.

NEW BUSINESS:

1. City's Computer Plan.

City Administrator Mike Wilson presented a computer plan which is for review and discussion during January, 1987.

2. City's Banking Services.

Mr. Wilson explained the reasons for local banking services and presented council with cost and service estimates from local full service banks.

MOTION: To negotiate banking services with Gig Harbor's branch of Puget Sound National Bank.
Perrow/Ryan - unanimously approved.

BILLS:

MOTION: To approve.
Frisbie/Ryan - unanimously approved.

ADJOURN:

MOTION: To adjourn at 7:55 p.m.
Perrow/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 39 Side 1 002 -327.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JANUARY 12, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:02 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of December 22, 1986.
Ryan/Frisbie - unanimously approved.

CORRESPONDENCE:

1. Gig Harbor Marina - request for covered moorage.
Planning Director Don Orr explained the request for additional covered moorage.

Walt Williamson, representing Gig Harbor Marina, explained that a great need exists in the area for covered moorage.

Marv Turner, representing Murphy's Landing, agreed with Mr. Williamson.

Applicant was directed to meet with other marina owners to consolidate the request, then go before the Planning Commission.

OLD BUSINESS:

1. Brocator/Hogan rezone ordinance - 1st reading.
2. City's Computer Plan.
City Administrator Mike Wilson gave an overview of the plan and he and Finance Officer Connie Leonard answered specific questions posed by council.

MOTION: To adopt the computer plan as proposed.
Davis/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To withhold approval of computers for the police department and the municipal court until software packages are identified.
Frisbie/ - motion died for lack of a second.

NEW BUSINESS:

1. Department of Transportation Turnback Agreement.

MOTION: To authorize the mayor to sign the Department of Transportation Turnback Agreement.
Davis/Frisbie - unanimously approved.

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Minutes of 1/12/87
Page Two

2. Ordinance amendment - Conditional Use Permits - 2nd reading.

MOTION: To adopt Ordinance #504 as amended with the exception of item B which will remain as originally written.
Davis/Frisbie - unanimously approved.

3. Chamber of Commerce request for special occasion liquor license.

MOTION: To approve the issuance of a special occasion liquor license for the Chamber of Commerce.
Ryan/Frisbie - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Police: Monthly report.

BILLS:

MOTION: To approve.
Perrow/Davis - unanimously approved.

PAYROLL:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

EXECUTIVE SESSION:

MOTION: To adjourn to executive session.
Ryan/Frisbie - unanimously approved.

MOTION: To return to regular session.
Ryan/Crowe - unanimously approved.

MOTION: To deny the request by Mr. William Hess to represent Mr. Peter Darrah in matters pertaining to the City of Gig Harbor.
Davis/Ryan - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:15 p.m.
Crowe/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 39 Side 1 329 - 895.

James S. McHenry
Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JANUARY 26, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:01 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of January 12, 1987.
Ryan/Davis - unanimously approved.

CORRESPONDENCE: None.

OLD BUSINESS:

- 1. Brocato/Hogan rezone ordinance - Ordinance #505 - 2nd reading.

MOTION: To adopt Ordinance #505.
Ryan/Davis - unanimously approved.

NEW BUSINESS:

- 1. Future plans for Rainier Avenue.
Public Works Director Tom Heinecke explained the request for determination of future plans for Rainier Avenue. Staff recommends the creation of a cul-de-sac at the end of Rainer.

Ray Harries, of Thornton Land Surveying, spoke in favor of creating a hammerhead turn around rather than a cul-de-sac.

MOTION: To approve staff's recommendation for the creation of a cul-de-sac.
Perrow/Frisbie -

Councilmember Ryan volunteered to canvas the neighborhood to determine the resident's desires regarding the choice between the two street end designs.

MOTION: To table the motion until 2/9/87 to allow Councilmember Ryan to poll the residents of the street.
Ryan/Davis - passed by a vote of 4 - 1 with Perrow voting against.

205

2. Trash containers on city streets.

Mr. Heinecke explained that he had received a request from Jo Whetsell for the installation of trash containers in the downtown area. Staff recommends the installation on a trial basis of two trash containers.

Jo Whetsell, on behalf of Citizens Against Litter, spoke in favor of the request.

Council determined it was appropriate to install two trash containers in the downtown area on a trial basis. The containers will be moved to different locations or abandoned if littering around them or staff time required becomes excessive.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Council work study session February 4, 1987, at 7:30 p.m. for the purpose of discussing future city boundaries.

BILLS:

MOTION: To approve.
Ryan/Frisbie - passed by a vote of 4 - 0
with Perrow abstaining.


INFORMATION:

City Administrator Mike Wilson explained that the Department of Assigned Council has filed a motion with the Municipal Court to suppress evidence regarding the BAC verifier. The city will continue to prosecute DWI cases as usual until the issue of the BAC verifier is settled.

ADJOURN:

MOTION: To adjourn at 7:55 p.m.
Perrow/Davis - unanimously approved.

Cassette recorder utilized.
Tape 39 Side 2 000 - 627.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF FEBRUARY 9, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION:

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:01 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of January 26, 1987.
Ryan/Davis - unanimously approved.

CORRESPONDENCE: None.

OLD BUSINESS:

1. Future plans for Rainier Avenue.
Public Works Director Tom Heinecke reviewed the request for determination of future plans for Rainier Avenue which was presented at the council meeting of January 26, 1987. Staff had recommended the creation of a cul-de-sac at the end of Rainier. Councilmember Ryan had volunteered to canvas the neighborhood to determine the residents desires regarding the street end design. The residents of the vicinity were opposed to the creation of a through street; the actual result of the survey was:
 - 12 residences favoring a hammerhead
 - 3 residences favoring a cul-de-sac
 - 2 residences favoring leaving as is

Mr. Chris Turlis, representing Thornton Land Surveying, spoke in favor of the project's proposal for the creation of a hammerhead turn around.

MOTION: To remove the motion of January 26, 1987, from the table.
Frisbie/Crowe - unanimously approved.

MOTION: To approve staff's recommendation for the creation of a cul-de-sac.
Perrow/Frisbie - passed by a vote of 3 - 2 with Davis and Ryan opposing.

Mr. Jerry Sharp, neighboring property owner, stated that while he was sympathetic to the developer in saving a view lot, his main concern was the trees on the Thornton property which block all sun from his own property.

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Mr. Turlis was strongly opposed to council's decision.

2. Liquor license renewal for Candles & Wine, Ltd.

MOTION: To approve the license renewal for Candles & Wine, Ltd.
Ryan/Davis - unanimously approved.

NEW BUSINESS:

1. Water quality study consultant agreement.

Mr. Heinecke explained the proposed agreement with Raven Systems to perform the Water Quality testing and analysis.

Mr. Frisbie wanted to include the word "satisfactory" to page 2 section J, Schedule of Payments line two.

MOTION: To approve the agreement as amended with Raven Systems for the Water Quality monitoring for a not to exceed figure of \$5477.
Frisbie/Crowe - unanimously approved.

2. Grant of Easement - Condit property.

MOTION: To approve the grant of easement.
Perrow/Davis - unanimously approved.

3. City Prosecutor agreement.

City Administrator Mike Wilson presented council with an agreement with Andrew Becker to perform prosecutor functions for the city.

MOTION: To approve the agreement with Andrew Becker for prosecutor services.
Frisbie/Davis - unanimously approved.

DEPARTMENT MANAGER'S REPORTS:

Police: Sergeant Freeman presented the police department's statistics for the month of January.

PAYROLL:

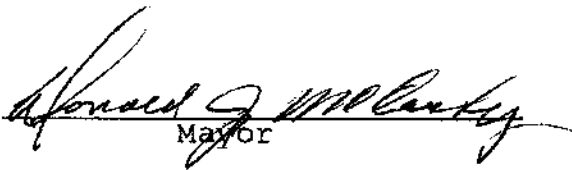
MOTION: To approve.
Crowe/Davis - unanimously approved.

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ADJOURN:

MOTION: To adjourn at 7:45 p.m.
Crowe/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 40 Side 1 000 - 664.


Mayor

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TO: Tom Heinecke, Public Works Director
FROM: Jim Ryan, Councilmember
RE: Future Plans for Rainier Avenue
DATE: February 4, 1987

At the last City Council meeting I volunteered to canvas all the residents of Rainier Avenue to determine what they did or did not want to see happen at the now dead end of the street. The survey was conducted on Sunday, February 1, 1987 and concluded on Tuesday evening February 3, 1987. All seventeen residences were included in the survey.

12 residences were in favor of a Hammerhead end to the street

3 residences were in favor of a cul-de-sac

2 resident favored leaving it as is

all residents were opposed to the idea of cutting the street through to 64th.

Of those residents in favor of a hammerhead (as their first choice) five indicated a cul-de-sac would be their second choice or it did not matter in particular which of the two became the final decision of the council.

The six households at the southern end of the street - three on each side - indicated that their biggest concern aside from how the street will or won't be developed, is the stand of fir trees running east to west on the property line of the Anton's. These trees constitute a serious problem to all of these residents, in particular to the Sharps at 6707 and the Jonas' at 6708. These two families do not get any sun except for very short periods of time during the day and because of this moss has and is doing considerable damage to their roofs and yards. Shedding of needles is a constant battle in their yards, roof and gutters. Further, these trees block any view of Mt. Rainier and the Narrows. Other residents of the street also expressed concern for the trees blocking their view and all residents agree that they should be removed, or at the very minimum thinned and topped.

cc: Mayor McCarty
Don Orr
Mike Wilson
Council Members

REGULAR GIG HARBOR CITY COUNCIL MEETING OF FEBRUARY 23, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:05 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of February 9, 1987 with the addition of the specific results of councilmember Ryan's survey of Rainier Avenue residents.
Ryan/Davis - unanimously approved.

CORRESPONDENCE:

1. SP-87-01: EECU.
Request for site plan approval to allow construction of a two story, 26-1/2 foot high office building. Set for hearing March 9, 1987.
2. SP-87-02: Snuffin.
Request for site plan approval to allow construction of a 492 square foot addition. Set for hearing March 9, 1987.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

1. Resolution - Gig Harbor Maritime Heritage Committee.
Mr. Tom Taylor, president of the Chamber of Commerce, recognized several people in the audience who had been instrumental in helping the chamber.

Captain Jack Francis, commanding officer of the U.S.S. Whale, spoke in favor of Gig Harbor being named a Maritime City.

Joe Hoots, Chairman of the Maritime Heritage Committee, showed council the plaque and burgee designed by Jim Tangney that will hang in the Chamber of Commerce office proclaiming Gig Harbor a Maritime City.

Judy Stancic presented some historical information proclaiming Gig Harbor's maritime heritage.

MOTION: To adopt Resolution #202 proclaiming Gig Harbor a Maritime City.
Ryan/Crowe - unanimously approved.

2. Resolution - Peninsula Historical Society.
Gladys Parra, representing the Peninsula Historical Society, spoke in favor of naming the Society as the Gig Harbor Centennial Committee.

MOTION: To adopt Resolution #203 proclaiming the Peninsula Historical Society as the Gig Harbor Centennial Committee.
Crowe/Ryan - unanimously approved.

3. Fire District #5 contract.

MOTION: To approve the contract with Fire District #5 to provide fire protection and EMS.
Perrow/Davis - unanimously approved.

4. Department of Assigned Council Agreement.

MOTION: To approve the contract with the Department of Assigned Council to provide legal services.
Davis/Ryan - unanimously approved.

5. Public Health Services Agreement.

MOTION: To approve the contract with the Tacoma-Pierce County Health Department to provide basic health services.
Crowe/Davis - unanimously approved.

6. Puget Sound Council of Governments membership - discussion.

MOTION: To approve the payment of membership dues in the Puget Sound Council of Governments.
Ryan/Davis - unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

Council work session March 4, 1987, at 7:30 p.m.

APPROVAL OF BILLS:

MOTION: To approve.
Perrow/Ryan - unanimously approved.

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Page Three

EXECUTIVE SESSION:

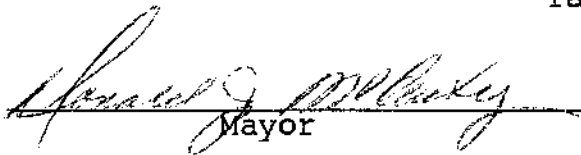
1. Claim for damages: Drake/Warfield.

MOTION: To deny claim.
Davis/Ryan - unanimously approved.

ADJOURN:

MOTION: To adjourn.
Crowe/Davis - unanimously approved.

Cassette recorder utilized.
Tape 40 Side 2 000 - end
Tape 41 Side 1 000 - 052.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF MARCH 9, 1987

PRESENT: Councilmembers Frisbie, Crowe, Davis, Ryan and Mayor McCarty.

ABSENT: Councilmember Perrow.

PUBLIC COMMENT/DISCUSSION: None scheduled.

CALL TO ORDER: 7:07 p.m.

Chamber of Commerce proclamation read by Mayor McCarty.

PUBLIC HEARINGS:

1. SP-87-01: EECU.
Building Official Steve Bowman reviewed the request for site plan approval to allow construction of a two story, 26-1/2 foot high office building. The Hearing Examiner recommended approval.

Ed Brooks, contractor for the project, spoke in favor of the request.

There was no public opposition.

MOTION: To adopt Resolution #204 approving site plan SP-87-01 with the 18 conditions recommended by the Hearing Examiner.
Ryan/Frisbie - unanimously approved.

2. SP-87-02: Snuffin.
Mr. Bowman reviewed the request for site plan approval to allow construction of a 492 square foot addition to an existing business.

There was no public opposition.

MOTION: To adopt Resolution #205 approving site plan SP-87-02 as recommended by the Hearing Examiner.
Ryan/Frisbie - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of February 23, 1987.
Davis/Ryan - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Rainier Avenue/Anton Short Plat.

City Administrator Mike Wilson explained that at the February 9, 1987 city council meeting, the council took action to require the construction of a cul-de-sac at the terminus of Rainier Avenue. Legal counsel was consulted regarding the city's authority to impose such a condition on a short plat. Laura Inveen indicated that the council can only take action on the matter of whether or not the street should be extended. Neither city ordinances nor the city fire code require the installation of a cul-de-sac. Administratively, the city can only require a hammerhead at the end of Rainier Avenue.

MOTION: To withdraw the council action of February 9, 1987, requiring the installation of a cul-de-sac, and to allow staff to administratively set forth the standards and requirements for the Anton short plat. Ryan/Davis - approved by a vote of 3 - 1 with councilmember Frisbie opposing.

MOTION: To table this issue until March 23, 1987. Frisbie/Crowe - councilmember Crowe withdrew his second and the motion died for lack of a second.

2. City Attorney contract.

MOTION: To approve the contract with Ogden, Ogden, Murphy and Wallace for legal services for 1987. Crowe/Davis - unanimously approved.

NEW BUSINESS:

1. Engineering contracts - Craig Lane/Soundview storm drainage project.

Public Works Director Tom Heinecke reviewed the contracts with the two firms chosen to do the work on the project. Councilmember Frisbie suggested modifying both contracts' Section E Start-Up to read Start-Up and Completion.

MOTION: To approve the contracts with Layton & Sell, Inc., and Rittenhouse-Zeman & Associates, Inc. for the Craig Lane/Soundview Drive storm drainage project with the change suggested by councilmember Frisbie. Frisbie/Ryan - unanimously approved.

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- 2. Flood hazard construction standards ordinance - 1st reading.
- 3. Seat belt ordinance - 1st reading.
- 4. Use of two surplus police vehicles - discussion.
Mr. Wilson and Police Sergeant Dennis Freeman explained that the new police vehicles were now in use. They suggested keeping both of the old cars for use by the city.

MOTION: To keep both surplus police vehicles, their use to be reviewed at budget time.
Crowe/Ryan - approved by a vote of 3 - 1 with councilmember Frisbie opposing.

DEPARTMENT MANAGERS' REPORTS:

- 1. Police:
Sergeant Freeman discussed the monthly statistics.
- 2. Finance Officer/City Administrator - Year-end status report.
Financial information was presented by Finance Officer Connie Leonard and City Administrator Mike Wilson.

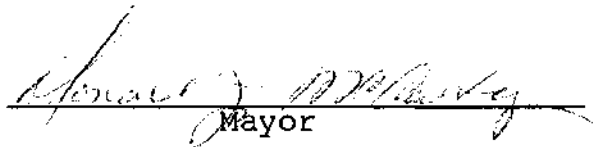
PAYROLL:

MOTION: To approve.
Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:38 p.m.
Ryan/Davis - unanimously approved.

Cassette recorder utilized.
Tape 41 Side 1 052 - end
Side 2 000 - 449.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF MARCH 23, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:05 p.m.

Proclamation on Child Abuse prevention read by Mayor McCarty.

MINUTES:

MOTION: To approve the minutes of the meeting of March 9, 1987.
Ryan/Crowe - approved by a vote of 4 - 0 with Perrow abstaining.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Pioneer area traffic study - presentation by INCA Engineers.

Public Works Director Tom Heinecke introduced Dan Patsula and Ming Wang, representatives from INCA Engineers, who made a presentation and the recommendation of Alternate #1 (connection of Stinson to Pioneer at the existing off-ramp of SR 16) for the Pioneer Area Traffic Study.

Staff recommendation was as follows:

1. Seek DOT involvement, financial and/or actual construction to off-set part of the costs. Besides the DOT R/W improvements, perhaps the signals could be obtained from DOT.
2. Ask DOT/PSCOG to allow us to utilize the \$40,000 FAUS grant as part of this project.
3. If steps 1 and 2 result in positive responses, plan this project for 1988 or 1989.
4. In the interim, implement as many of the short term "low cost" improvements as possible. These would include curbing, striping, road widening and perhaps negotiating for additional R/W on the southwest corner of the Pioneer/Grandview intersection.

MOTION: To approve Alternate #1, seek DOT financial and/or construction involvement, and ask

DOT/PSCOG to allow us to utilize the FAUS grant as part of this project.
Ryan/Davis - Davis withdrew second and motion failed for lack of a second.

MOTION TO AMEND ORIGINAL MOTION:

To approve as recommended exactly by staff.
Perrow/ - amendment failed for lack of second.

MOTION: To approve alternate #1 using the four steps outlined by staff.
Ryan/Davis - unanimously approved.

2. Flood hazard construction standards ordinance - Ordinance #506 - 2nd reading.

MOTION: To adopt Ordinance #506.
Ryan/Crowe - unanimously approved.

3. Seat belt ordinance - Ordinance #507 - 2nd reading.

MOTION: To adopt Ordinance #507.
Crowe/Davis - unanimously approved.

NEW BUSINESS:

1. Construction Materials Testing Laboratories, Inc. contract for treatment plant expansion.
Public Works Director Tom Heinecke reviewed the proposed contract with CMTL.

MOTION: To approve the contract with Construction Materials Testing Laboratories, Inc. for construction inspection of the treatment plant expansion.
Frisbie/Crowe - unanimously approved.

2. Police Guild Labor Agreement.
City Administrator Mike Wilson reviewed the agreement with the police guild.

MOTION: To approve the agreement with the police guild for 1987.
Crowe/Davis - unanimously approved.

BILLS:

MOTION: To approve.
Crowe/Ryan - unanimously approved.

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EXECUTIVE SESSION:

MOTION: To go into executive session.
Ryan/Crowe - unanimously approved.

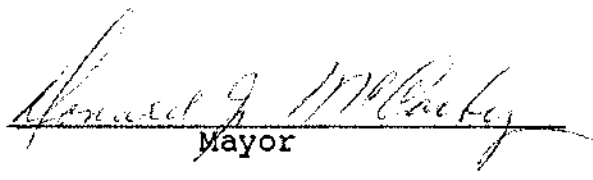
1. Economic and Engineering Services, Inc.

MOTION: To have Mike Wilson negotiate with EES
an equitable arrangement regarding the
contract budget overrun.
Perrow/Ryan - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:50 p.m.
Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 42 Side 1 000 - end
Side 2 000 - 390.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF APRIL 13, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:04 p.m.

Mayor McCarty introduced Planning Director Pete Friedman.

MINUTES:

MOTION: To approve the minutes of the meeting of March 23, 1987.
Ryan/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Request for outside sewer service.

Public Works Director Tom Heinecke explained the request by John Holmaas for sewer service to a planned 40 lot duplex subdivision.

Mr. Holmaas was present at the meeting to answer questions.

MOTION: To table the issue for two weeks to allow time to complete the final negotiations on the sewer treatment plant and identify the costs associated with the construction of the plant.
Frisbie/Crowe - unanimously approved.

2. Special occasion liquor license - Chamber of Commerce.

MOTION: To approve.
Ryan/Davis - unanimously approved.

3. Liquor license renewals.

MOTION: To approve the annual liquor license renewals for the following businesses: Eagles, Harbor Inn, Harbor Landing, Harvester, Hy-Iu-Hee-Hee, Thriftway, Shoreline, O-Carroll's, Pizza Harbor, Puerto Vallarta, Tides and W.B. Scott's.
Ryan/Crowe - unanimously approved.

NEW BUSINESS:

1. Sewer Treatment Plant bid award.

City Administrator Mike Wilson provided council with an overview of events regarding the bidding on the treatment plant expansion. Cedar Ridge Construction was the apparent low bidder on the project, but had withdrawn their bid due to a clerical error, which left Humphrey Construction, Inc. as the lowest bidder at \$2,009,000.

MOTION: To adjourn to executive session.
Frisbie/Perrow - second withdrawn and motion died for lack of a second.

MOTION: To accept the withdrawal of Cedar Ridge construction contingent upon them providing substantial evidence that an error of a clerical nature existed.
Perrow/Davis - unanimously approved.

MOTION: To adjourn to executive session.
Frisbie/Davis - unanimously approved.

MOTION: To table the motion of adjournment to executive session.
Davis/Frisbie - unanimously approved.

2. Sewer Treatment Plant budget.

Council decided to discuss this issue after the other previously scheduled items of business and after executive session discussion regarding the bid award for the treatment plant expansion project.

DEPARTMENT MANAGERS' REPORTS:

1. Police:

Sergeant Freeman provided council with the monthly statistics for the month of March.

PAYROLL:

MOTION: To approve.
Frisbie/Davis - unanimously approved.

MOTION: To remove from the table the motion tabling adjournment to executive session.
Crowe/Frisbie - unanimously approved.

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EXECUTIVE SESSION: 8:15 p.m.

MOTION: To return to regular session at 8:30 p.m.
Ryan/Crowe - unanimously approved.

MOTION: To accept the Humphrey Construction bid for
the treatment plant expansion contingent
upon the submission of adequate
documentation by Cedar Ridge Construction
of their withdrawal.
Perrow/Crowe - unanimously approved.

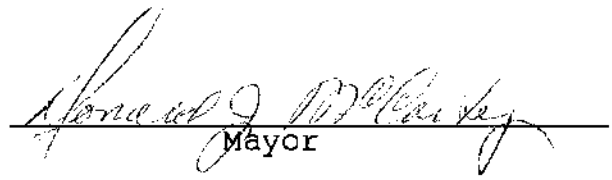
MOTION TO AMEND ORIGINAL MOTION:
To approve the inclusion of Alternates 1
and 2.
Perrow/Frisbie - unanimously approved.

Sewer Treatment Plant budget.
Mr. Wilson reviewed with council information
regarding the budget for the construction of the
sewer treatment plant.

ADJOURN:

MOTION: To adjourn at 8:40 p.m.
Ryan/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 42 Side 2 391 - end
Tape 43 Side 1 000 - 734.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF APRIL 27, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:01 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of April 13, 1987.
Ryan/Davis - unanimously approved.

CORRESPONDENCE:

1. Request for re-naming of street from Stephen Anderson.
The street was originally named Millville Lane in 1985. Due to changes in approach to Mr. Anderson's project, the entrance to the site now enters off of Harborview Drive. The Anderson's request is to re-name the street Harborview Drive.

MOTION: The name of the street Millville Lane be changed to Harborview Drive for addressing purposes.
Frisbie/Crowe - unanimously approved.

2. Request for outside water service from Michael Brown.
Public Works Director Tom Heinecke explained to council the location of the property for which Mr. Brown is requesting water service.

MOTION: To approve the request for outside water service from Mr. Michael Brown.
Ryan/Davis - unanimously approved.

OLD BUSINESS:

1. Request for outside sewer service from John Holmaas.
Council reviewed the request for sewer service which was presented at the meeting of April 13, 1987.

MOTION: To approve the request for outside sewer service based on current rates.
Crowe/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To accept the request but the fees will be based on the rates at the time the project connects to the sewer system.
Frisbie/Davis - unanimously approved.

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NEW BUSINESS:

I. Modification to site plan - Harbor Village (Holly Homes).

Planning Director Pete Friedman reviewed the history of the project. The project had been granted a height variance in 1980 for the construction of 68 dwelling units on the property, but the one year time limit on the variance has expired. Another issue which surfaced subsequent to the original approvals, was the amendment to the R-2 zoning district which adjusted residential densities. Had the project been submitted after this zoning change in 1981, the allowable density would have been 56 dwelling units.

Mr. George Berry, representing Holly Homes, was available to answer questions.

MOTION: To resubmit plans to the Hearing Examiner for a decision.
Ryan/Perrow - second withdrawn
/Frisbie - failed by a vote of 0 to 5.

MOTION: To table the issue until Holly Homes is ready to resubmit a more detailed site plan for council review.
Crowe/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
Staff to notify neighboring residents of the date and time of council review as if that review were a public hearing.
Frisbie/Davis - unanimously approved.

1. Annexation request - Tarabochia.
Mr. Friedman reviewed a "Notice of Intent to Petition for Annexation" received by the city from Mr. and Mrs. Nick Tarabochia.

MOTION: To accept "Notice of Intent to Petition for Annexation".
Crowe/Ryan - unanimously approved.

BILLS:

MOTION: To approve.
Crowe/Ryan - unanimously approved.

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Page Three

ADJOURN:

MOTION: To adjourn at 8:45 p.m.
Crowe/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 43 Side 2 000 - end
Tape 44 Side 1 000 - 535



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF MAY 11, 1987

PRESENT: Councilmembers Frisbie, Davis, Ryan and Mayor Pro-tem Crowe.

ABSENT: Councilmember Perrow and Mayor McCarty

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:00 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of April 27, 1987.
Ryan/Davis - unanimously approved.

CORRESPONDENCE:

- 1. National League of Cities - local legal center.
City administrator Mike Wilson explained the request for a one-time payment of \$100 to the Local Legal Center for its advocacy of municipal interests before the U.S. Supreme Court.

MOTION: To approve the request for a \$100 one-time payment to the Local Legal Center.
Ryan/Davis - approved by a vote of 3 - 1 with Frisbie voting against.

OLD BUSINESS:

- 1. Annual renewal of liquor licenses.

MOTION: To approve the renewal of liquor licenses for the Hy-Iu-Hee-Hee Tavern, Keith Uddenberg Thriftway, and the Tides Tavern.
Ryan/Davis - unanimously approved.

- 2. Contract amendment - EES.

Mr. Wilson explained the amendment to the contract with Economic and Engineering Services, Inc. for an additional \$2,000 of consulting service charges which exceeded the original contract.

MOTION: To approve the contract amendment with EES.
Davis/Ryan - approved by a vote of 3 - 1 with Frisbie voting against.

MOTION TO AMEND ORIGINAL MOTION:

The dollar amount directly incurred by EES' analysis of providing service to the Westside be added to the cost of the ULID when it is formed to serve the Westside Business area, if legally acceptable.

Frisbie/ motion withdrawn.

3. Craig Lane storm drainage system.

Public works director Tom Helnecke gave council a brief overview of the project and introduced Jack Sell from the consulting firm of Layton and Sell, Inc, designers of the outfall and storm drainage system. Mr. Sell presented three options for the design and recommended the "cut and cover" method.

MOTION: To approve the "cut and cover" design for the Craig Lane storm drainage system.
Davis/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

To approve the "drop structure" alternate design.

Frisbie/ motion died for lack of a second.

4. Hearing Examiner - delegate to hear infractions.

MOTION: To allow the hearing examiner to hear zoning code infractions.
Ryan/Davis - unanimously approved.

NEW BUSINESS:

1. Ordinance modifying sewer billing base usage period - 1st reading.

2. Hearing examiner recommendation on Craig Lane storm drainage project.

Planning director Pete Friedman presented a review of the hearing examiner's recommendation for approval of the Craig Lane storm drainage project.

MOTION: To accept the hearing examiner's recommendation for the Craig Lane storm drainage project.

Ryan/Frisbie - unanimously approved.

3. Copy machine purchase.

Mr. Wilson explained the need to replace the city's copy machine.

Minutes of 5/11/87
Page Three

MOTION: To approve the purchase of a Ricoh copy machine with a reevaluation in two years.
Ryan/Davis - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

- 1. Police:
Sergeant Freeman presented the police department's activity report for the month of April.
- 2. Administration/Finance:
Mr. Wilson and finance officer Connie Leonard presented the first quarter financial report and budget status.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. Joint meeting of council and planning commission to discuss the Anderson Report on Tourism - set for 7:00 p.m., Wednesday, June 3, 1987.

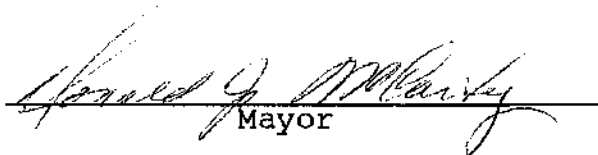
PAYROLL:

MOTION: To approve.
Frisbie/Ryan - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:27 p.m.
Frisbie/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 44 Side 2 000 - 832
Tape 45 Side 1 000 - 410.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF MAY 25, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:00 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of May 11, 1987.
Davis/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

- 1. Ordinance modifying sewer billing base usage period - Ordinance #508 - second reading.

MOTION: To adopt Ordinance #508.
Frisbie/Crowe - unanimously approved.

NEW BUSINESS:

- 1. 1986 achievements.
City administrator Mike Wilson gave council a presentation on all departments' achievements for 1986.

- 2. Urban Area Agreement.
Mr. Wilson presented the agreement between Pierce County and the city.

MOTION: To approve the Pierce County/Gig Harbor Urban Area Agreement.
Crowe/Ryan - unanimously approved.

- 3. Hearing examiner decision and recommendation on RZ-87-03, The Woods contract rezone amendment.
Planning director Pete Friedman explained the recommendation from the hearing examiner regarding The Woods contract rezone amendment. The hearing examiner recommends approval of the ordinance allowing courts as a conditional use in the B-2 zone.

MOTION: To set a public hearing for June 22, 1987, to eliminate the contract and go to a straight B-2 zone.
Frisbie/Perrow - unanimously approved.

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Page Two

4. Ordinance amending agreement for The Woods - 1st reading.
5. Civil Service Ordinance - 1st reading.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works:
Public works director Tom Heinecke informed council of the status of the many public works projects.
2. Administration:
Mr. Wilson provided council with information on upcoming projects.

BILLS:

MOTION: To approve.
Crowe/Davis - unanimously approved.

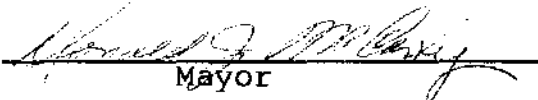
EXECUTIVE SESSION:

MOTION: To recess to executive session at 8:25 p.m.
Ryan/Crowe - unanimously approved.

ADJOURN:

MOTION: To adjourn at 9:15 p.m.
Ryan/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 45 Side 1 411 - end
Side 2 000 - 762.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JUNE 8, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:01 p.m.

MINUTES:

MOTION: To approve the minutes of the meeting of May 25, 1987.
Ryan/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Harbor Village (Holly Homes) site plan revision.
Planning director Pete Friedman gave council a brief historical overview of the project.

George Berry, project architect, spoke in favor of the revision.

John Paglia, attorney representing Alex Brunac, stated his client had no opposition directly to the revision, but objected to the sewer moratorium being lifted for the project. City Administrator, Mike Wilson explained to Mr. Paglia that the State Department of Ecology had approved the connection of the project to the sewer system at the time it had imposed the moratorium.

Bob Logan, neighboring property owner, expressed concern over the green belt area and proposed a 25 foot green belt area be provided along the north side of the project.

Staff recommended approval of the revision subject to the following conditions:

1. Installation of sidewalks, curbs and gutters along Soundview Drive.
2. Management of stormwater runoff. This could be accomplished on-site or be tied into the future plans for Soundview Drive through the contribution of a proportionate share of the cost of the Soundview project. If the latter method is chosen, it is important that the Soundview project be implemented in the very near future.

3. A binding landscape and tree preservation plan with particular attention given to retention of areas which can be used or incorporated as buffers from adjacent properties.
4. Location of fire hydrants and turn-around areas.
5. Identification of existing grade from which building elevations would be measured.

MOTION: Approval of the site plan revision including the staff's recommended conditions and to include a 25 foot green belt along the north side of the project.
Crowe/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To leave a natural buffer area 25 feet wide, with the erection of a temporary fence 4 feet high to protect the buffer area during construction activities.
Perrow/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
Staff to negotiate a cash payment in lieu of the storm water retention for the Soundview Drive storm water project.
Frisbie/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
All approvals of this project and the previously approved project on this property, are void if construction has not begun within 24 months.
Frisbie/Perrow - unanimously approved.

2. Ordinance amending agreement for The Woods - Ordinance #509 - 2nd reading.

MOTION: To adopt ordinance #509 and authorize the mayor to sign the agreement.
Frisbie/Crowe - unanimously approved.

3. Civil Service Ordinance.
To be discussed after the New Business.

NEW BUSINESS:

- 1. Resolution declaring intent to create ULID - Westside Business Area.

MOTION: To adopt Resolution #206 approve the creation of a ULID for the Westside Business Area.
Crowe/Davis - unanimously approved.

- 2. Street names off of Soundview Drive.
Building Official Steve Bowman provided council with information regarding the two requests for street names.

Jim Madden, affected property owner, requested that the private road in question remain Soundview Drive.

MOTION: To have the private street called Soundview Drive.
Crowe/Frisbie - unanimously approved.

Tim Williams, property owner, requested that the streets affecting his property be named Soundview Drive and Snug Harbor Lane.

MOTION: To retain Soundview Drive as the name for the portion of road that runs east/west, and Snug Harbor Lane as the name for the portion of road running north/south.
Davis/Frisbie - approved by a vote of 4 - 0 with Ryan abstaining.

- 3. Sewer treatment plant construction budget.
City Administrator Mike Wilson presented council with a budget for the plant construction.

- 4. Status report and change order form for treatment plant expansion.

Public Works Director Tom Heinecke provided information on change order approvals. The concept allows the mayor and staff to authorize and sign for up to \$71,077 without further council approval.

MOTION: To approve the change order process as described in the attached memo.
Frisbie/Davis - unanimously approved.

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Civil Service Ordinance - Ordinance #510 - 2nd reading.

MOTION: To adopt Ordinance #510.
Frisbie/Ryan - unanimously approved. /

MOTION TO AMEND ORIGINAL MOTION:
On page 18, section 2.22.170, separate the
one paragraph into three without changing
the intent of the original paragraph.
Frisbie/Crowe - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Police:
Sergeant Freeman presented the police department's
activity report for the month of May.

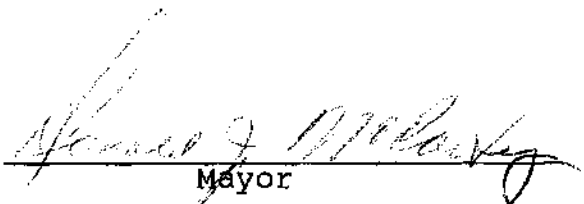
PAYROLL:

MOTION: To approve.
Ryan/Crowe - unanimously approved.

ADJOURN:

MOTION: To adjourn at 9:20 p.m.
Crowe/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 46 Side 1 000 - end
Side 2 000 - end
Tape 47 Side 1 000 - 152.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JUNE 22, 1987

PRESENT: Councilmembers Frisbie, Crowe, Davis, Ryan and Mayor McCarty.

ABSENT: Councilmember Perrow.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:02 p.m.

1. Woods Rezone.

Planning Director Pete Friedman provided council with background information regarding the rezoning of The Woods complex from a contract B-2 zone to a straight B-2 zone.

Cecilia Hall, a representative of Pacific Cities, Inc. which manages The Woods complex, spoke in favor of the rezone.

There was no public opposition.

MOTION: To recommend reclassification of the property to an open B-2 zone and that all previous agreements pertaining to this use of the property be annulled. It is further recommended that the following findings be adopted in support of the change:

1. Adjacent property to the south is zoned B-2 with no use restrictions. There is no reason to distinguish between these two parcels.
2. The property immediately to the north is developed with the headquarters of Pierce County Fire District #5. Although it is zoned R-1 (single family residential), the change in zoning will not materially affect this property.
3. The Gig Harbor Comprehensive Plan adopted by the city in 1986 designates the area as commercial/business.
4. Rezoning this parcel to B-2 would place it in a classification similar to neighboring properties.
5. It is in the public interest to reclassify the property to B-2 (commercial).

Ryan/Davis - unanimously approved.

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MINUTES:

MOTION: To approve the minutes of the meeting of June 8, 1987.
Ryan/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Status Report: Treatment Plant.
Public Works Director Tom Heinecke provided council with a report on the progress of the treatment plant expansion.

NEW BUSINESS:

1. Chamber of Commerce request for funding.

MOTION: To enter into an agreement with the Gig Harbor Chamber of Commerce to provide \$500 toward the promotion of tourism.
Crowe/Ryan - unanimously approved.

BILLS:

MOTION: To approve.
Frisbie/Crowe - unanimously approved.

EXECUTIVE SESSION:

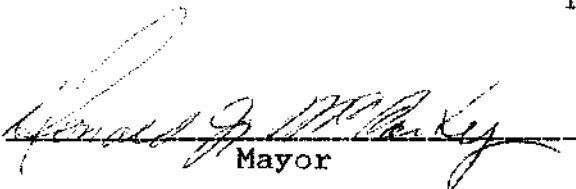
MOTION: To go into executive session.
Davis/Crowe - unanimously approved.

MOTION: To go back into regular session.
Crowe/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:10 p.m.
Davis/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 47 Side 1 153 - end
Side 2 000 - 049.


Mayor

SPECIAL GIG HARBOR CITY COUNCIL MEETING OF JULY 1, 1987

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Davis.

CALL TO ORDER: 5:05 p.m.

The purpose of the meeting was to discuss and possibly amend the personnel regulations, performance pay section regarding new employees' starting salary.

It was recommended that section C. paragraph two, Pay Acceleration Factors, be amended to read as follows:

A new employee shall enter the pay range for their position at the minimum level unless the Mayor and/or the City Administrator determine that the employee's qualifications warrant a position higher in the range. [However, a] A new employee shall not enter their pay range higher than mid range [.] unless prior approval is received from the city council.

MOTION: To approve the amendment to the personnel regulations as proposed.
Perrow/Crowe - approved by a vote of 3 - 1 with Frisbie voting against.

MOTION: The city provide the mayor and city administrator the authority to negotiate the salary with the incoming police chief that lies within the entire range provided in the personnel regulations and that moving expenses to a maximum of \$3,000 will be provided in addition to the salary with the stipulation that the individual would have to return the \$3,000 if he doesn't stay in the job more than two years.
Crowe/Ryan - unanimously approved.

MOTION: To adjourn at 5:34 p.m.
Ryan/Perrow - unanimously approved.

Cassette recorder utilized.
Tape 47 Side 2 050 - 163.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JULY 13, 1987

PRESENT: Councilmembers Frisbie, Davis, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Crowe.

PUBLIC HEARING: 7:03 p.m.

1. Westside Business Area ULID formation.

City Administrator Mike Wilson introduced Jerry Wakefield, a representative of Pac Tech Engineering, who explained the process used in determining property assessments for the properties involved in the Westside ULID.

Charlie Hogan, President of the Westside Business Association, spoke in favor of the formation of the ULID.

There was no public opposition, although the city had received a letter from B.J. Nystrom, a property owner in the proposed ULID, who was against the formation of the ULID.

MINUTES: Due to problems with the city's word processor, the minutes of the meetings of June 27, 1987 and July 1, 1987 will not be available until the meeting of July 27, 1987.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. "The Woods" rezone ordinance - 1st reading.

NEW BUSINESS:

1. RZ-87-02: Robert and Diane Wolf rezone application. Councilmember Frisbie excused himself from discussion of this item due to a possible conflict of interest.

Planning Director Pete Friedman presented council with a recommendation on the rezone application from Hearing Examiner Ron McConnell.

MOTION: To accept the recommendation of the hearing examiner to approve RZ-87-02.
Davis/Perrow - unanimously approved.

2. Agreement for exchange of property - Peninsula School District; Resolution vacating a portion of Fuller Street.
Mr. Wilson explained the agreement in which the school district would convey to the city a parcel of property for the city to locate a water tank, in exchange for previous services rendered to the district by the city and the vacation of a portion of Fuller Street.

MOTION: To adopt Resolution #207 initiating the procedure for the vacation of the portion of Fuller Street lying northwest of Prentice Street.
Frisbie/Davis - unanimously approved.
3. Telephone Utilities maintenance agreement.

MOTION: To approve the agreement with Telephone Utilities.
Frisbie/Davis - unanimously approved.
4. Resolution declaring surplus equipment.

MOTION: To adopt Resolution #208 declaring surplus a 1975 Chevrolet 1/2 ton pickup truck.
Ryan/Davis - unanimously approved.
5. Interfund loan authorization.
Finance Officer Connie Leonard explained the need for the interfund loan to cover the amount of payroll draw, due to the development of the city's cash management operation.

MOTION: To authorize the interfund loan.
Ryan/Frisbie - unanimously approved.
6. Budget emergency ordinance - 1st reading.
7. Westside Business District Annexation Report.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works: Sewer treatment plant expansion.
Public Works Director Tom Heinecke provided council with a progress report on the construction at the plant.
2. Police: Monthly activity report.
Sergeant Dennis Freeman presented the department's activity statistics.

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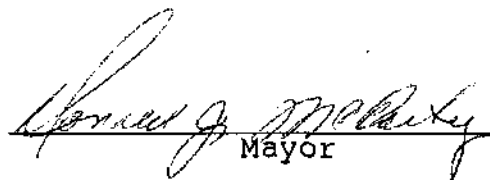
PAYROLL:

MOTION: To approve.
Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 9:00 p.m.
Davis/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 48 Side 1 000 - end.
Side 2 000 - end.
Tape 49 Side 1 000 - 291.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JULY 27, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION:

- 1. Mr. Steven Jones, representing Concerned Homeowners of Peacock Hill, spoke to the council in opposition of the proposed Harborcrest II development on Peacock Hill Avenue. Council directed staff to determine if prior approval of the extension of sewer service to the development can be reversed.

CALL TO ORDER: 7:02 p.m.

PUBLIC HEARINGS: None scheduled.

MINUTES:

MOTION: To approve the minutes of the meetings of June 22, 1987, July 1, 1987, and July 13, 1987.
 Ryan/Frisbie - unanimously approved.

CORRESPONDENCE:

- 1. Tacoma-Pierce County Health Department: Recycling. Mr. Al Allen, Director of the Health Department, introduced Mr. Doug Pierce who gave a presentation on recycling.

OLD BUSINESS:

- 1. "The Woods" rezone ordinance - Ordinance #511 - 2nd reading.

MOTION: To adopt Ordinance #511.
 Frisbie/Davis - unanimously approved.

- 2. RZ-87-02: Wolf rezone ordinance - Ordinance #512 - 2nd reading.

Councilmember Frisbie excused himself from discussion of this item due to a possible conflict of interest.

MOTION: To adopt Ordinance #512.
 Crowe/Davis - unanimously approved
 (Councilmember Frisbie not voting).

MOTION: To approve the concomitant zoning agreement.
 Ryan/Crowe - unanimously approved (Councilmember Frisbie not voting).

- 3. Budget emergency ordinance - sewer capital asset fund - Ordinance #513 - 2nd reading.

MOTION: To adopt Ordinance #513.
 Frisbie/Crowe - unanimously approved.

4. Signal improvement contract (INCA Engineers) change in scope of work.

Public Works Director Tom Heinecke explained to council the request for budget adjustment and time extension for the Pioneer/Grandview traffic improvement.

Mr. Dan Patsula from INCA Engineers was available to answer questions.

MOTION: To approve the request for additional funds with the following conditions:

- 1) the signal controller as designed will be an 8-phase controller;
- 2) the Opticon system be bid as an alternate; and
- 3) that staff contact Fire District #5 in an attempt to have them fund the full cost of the Opticon system.

Frisbie/Ryan - unanimously approved.

5. NCR System acquisition.

City Administrator Mike Wilson presented the council with the offer from the City of Puyallup to sell their NCR I 9020 computer system. He explained that the purchase price of \$7,500 was for the computer alone; the city will need to pay the additional expenses of \$1,100 to upgrade software and \$730 to \$875 for NCR set-up costs.

MOTION: To approve the acquisition of the NCR computer from the City of Puyallup, with the city administrator attempting to negotiate the price as low as possible.
Crowe/Ryan - unanimously approved.

6. ULID Ordinance - 1st reading.

NEW BUSINESS:

1. SP-87-03/SDP-87-01: Steve Luengen.

Planning Director Pete Friedman presented to council the hearing examiner's decision and recommendation on the shoreline substantial development permit and site plan application. The hearing examiner recommended conditional approval of the application.

MOTION: To accept the hearing examiner's decision on Steve Luengen's Shoreline Substantial Development application.
Ryan/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To require paving of the parking lot across the street.
Frisbie/Crowe - motion withdrawn.

MOTION TO AMEND ORIGINAL MOTION:
To add to the list of hearing examiner requirements, improvements be made to the storm drainage pattern of the parking lot to a maximum cost not to exceed \$2,000 by the developer. Those improvements to be negotiated by staff with the developer and to be completed within 12 months.
Frisbie/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To require the removal of the existing boathouses from Gig Harbor Bay.
Perrow/Frisbie - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To delete condition #4 of the hearing examiner's recommendation which reads "Any new pilings shall have a minimum vertical clearance of one foot above the extreme high water elevation".
Frisbie/Davis - unanimously approved.

MOTION: To approve Resolution #209 which grants approval to SP-87-03/SDP-87-01.
Ryan/Davis - unanimously approved.

- 2. Sewer treatment plant inspection services: additional requirements.
Mr. Heinecke explained to the council that DOE required full-time inspection at the plant beginning as soon as possible. A contract increase with URS will be necessary to provide the inspection services. Mr. Heinecke reported that negotiations were underway with URS and the amendment would be brought back to council as soon as an agreement could be reached.

- 3. 1987/1988 insurance renewal.
Mr. Wilson presented council with an insurance package with a total cost of \$72,260.

MOTION: To approve the insurance package provided by The Insurance Group as presented.
Crowe/Davis - unanimously approved.

- 4. Budget emergency ordinance - general government - 1st reading.

DEPARTMENT MANAGERS' REPORTS:

- 1. Administration/Finance:

Mr. Wilson and Finance Officer Connie Leonard presented council with the second quarter fiscal report.

- 2. Public Works:

Mr. Heinecke presented council with a progress report of construction at the treatment plant and asked council to approve a \$5,000 budget for staff to utilize for URS involvement in reviewing change order #1.

MOTION: Approve the \$5,000 budget as recommended by staff for any URS change orders that are necessary.
Perrow/Ryan - unanimously approved.

BILLS:

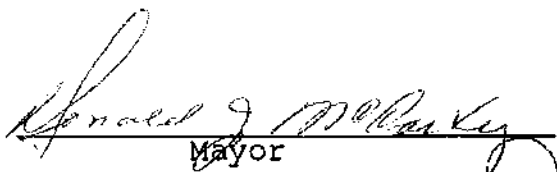
MOTION: To approve.
Davis/Crowe - approved by a vote of 3 to 1 with Frisbie voting against and Perrow abstaining on only voucher 1668.

MOTION: To move to executive session. (10:00 p.m.)
Ryan/Davis - unanimously approved.

MOTION: To move to regular session.
Frisbie/Davis - unanimously approved.

MOTION: To continue to August 5, 1987 at 7:00 p.m.
Davis/Ryan -unanimously approved.

Cassette recorder utilized.
Tape 49 Side 1 269 - end
Side 2 000 - end
Tape 50 Both Sides
Tape 51 Side 1 000 - 075


Mayor

CONTINUED GIG HARBOR CITY COUNCIL MEETING

HELD ON AUGUST 5, 1987

PRESENT: Councilmembers Frisbie, Crowe, Davis, Perrow
and Mayor McCarty.

ABSENT: Councilmember Ryan.

CALL TO ORDER: 7:06 p.m.

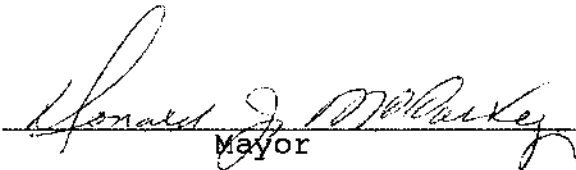
NEW BUSINESS:

1. General Obligation Bond Ordinance - 1st reading.
2. Ordinance stating intent of city to annex to county library district - 1st reading.

ADJOURN:

MOTION: To adjourn at 8:25 p.m.
Crowe/Davis - unanimously approved.

Cassette recorder utilized.
 Tape 51 Side 1 076 - end
 Side 2 000 - end
 Tape 52 Side 1 000 - 034.



 Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF AUGUST 10, 1987

PRESENT: Councilmembers Frisbie, Crowe, Davis, Perrow and Mayor McCarty.

ABSENT: Councilmember Ryan.

INTRODUCTION OF POLICE CHIEF:

Mayor McCarty introduced Chief Dennis Richards and he was sworn into office by City Administrator Mike Wilson.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:02 p.m.

1. Ordinance vacating a portion of Fuller Avenue - 1st reading.

There was no public input.

2. Budget emergency ordinance - general government - Ordinance #514.

There was no public input.

MOTION: To adopt Ordinance #514.
Frisbie/Crowe - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of July 27, 1987.
Perrow/Davis - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. ULID Ordinance - Ordinance #515 - 2nd reading.

MOTION: To adopt Ordinance #515.
Frisbie/Davis - unanimously approved.

2. General Obligation Ordinance - Ordinance #516 - 2nd reading.

MOTION: To adopt Ordinance #516 and approve the contract with Boettcher and Company for the sale of the bonds.
Frisbie/Crowe - unanimously approved.

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3. Ordinance stating intent of city to annex to county library district - 2nd reading.
Carolyn Else and Pat Lantz of the Library Board were present to answer questions.

MOTION: To table this issue to the meeting of August 24, 1987.
Frisbie/Davis - passed by a vote of 2 - 2 with the mayor casting the tie breaking vote. (Crowe and Perrow opposing)

NEW BUSINESS:

1. Appeal of Hearing Examiner's decision on case C-87-01: Habitats Ltd.
Planning Director Pete Friedman provided council with information regarding this issue.

Ted Litzenberger, project developer, explained to council that he had met with the appellants and had reached an agreeable plan for the project.

Doug Sorensen, Mike Guffey, and Trish Drage, appellants in the case, withdrew their appeal based on the conditions reached between themselves and the developer.

MOTION: To adopt the finding and conclusions of the hearing examiner with the amendments provided by the appellants.
Crowe/Perrow -

MOTION: To table the motion to the meeting of August 24, 1987, to allow staff to determine how to proceed.
Perrow/Crowe - unanimously approved.

2. Special occasion liquor license - Chamber of Commerce.

MOTION: To approve the granting of the special occasion liquor license for the Chamber of Commerce.
Perrow/Crowe - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works.
Public Works Director Tom Heinecke reported on the construction progress at the treatment plant.

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- 2. Police.
Sergeant Dennis Freeman provided the police department's activity report for the month of July.

BILLS:

MOTION: To approve.
Davis/Crowe - unanimously approved.

PAYROLL:

MOTION: To approve.
Crowe/Davis - unanimously approved.

EXECUTIVE SESSION:

MOTION: To enter executive session.
Frisbie/Crowe - unanimously approved.

MOTION: To return to regular session.
Crowe/Davis - unanimously approved.

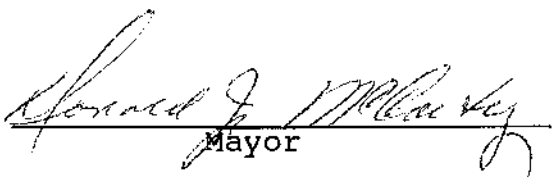
MOTION: To turn over to the insurance company the claim for damages by T. Harrison.
Frisbie/Perrow - unanimously approved.

MOTION: To accept the stipulation and agreed order of dismissal for the Pettersen case.
Crowe/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 9:20 p.m.
Davis/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 52 Side 1 035 - end
Side 2 000 - end.
Tape 53 Side 1 000 - 135.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF AUGUST 24, 1987

PRESENT: Councilmembers Frisbie, Crowe, Davis, Perrow and Mayor McCarty.

ABSENT: Councilmember Ryan.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:04 p.m.

MINUTES:

MOTION: To approve the minutes of the continued meeting held on August 5, 1987, and the meeting of August 10, 1987.
Frisbie/Davis - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. Westside notice of intent to annex.
City Administrator Mike Wilson presented council with the notice of intent to commence annexation proceedings signed by property owners of the Westside Business District.

MOTION: To accept the annexation request and require zoning for the area to be in substantial compliance with the city's comprehensive plan, and to require the assumption of existing city indebtedness by the area, except the general obligation bonds issued in 1978 to fund construction of a new fire station in the city.
Crowe/Davis - unanimously approved.

2. Ordinance vacating a portion of Fuller Avenue - Ordinance #517 - 2nd reading, and agreement with Peninsula School District.

MOTION: To adopt Ordinance #517.
Perrow/Frisbie - unanimously approved.

MOTION: To sign the agreement with Peninsula School District in which the school district will convey to the city a portion of land to be the site of a water tank in return for the vacation of a portion of Fuller Avenue.
Crowe/Davis - unanimously approved.

3. Ordinance stating intent of city to annex to county library district - Ordinance #518 - 3rd reading.

Mr. Lloyd Brown, speaking on behalf of the Gig Harbor Lions Club, urged the council to continue the use of the Gig Harbor City Library.

MOTION: To not put the issue on the ballot.
Frisbie/Perrow - failed by a vote of 1 to 3 with Crowe, Davis and Perrow opposing.

MOTION: To adopt Ordinance #518, placing the issue of the city annexing to the county library district on the ballot in November.
Davis/Crowe - passed by a vote of 3 to 1 with Frisbie opposing.

4. Appeal of Habitats Ltd. conditional use permit.

MOTION: To initiate the vacation of Hall Street and accept the hearing examiner's findings on C-87-01 as proposed in the letter signed by neighboring property owners on August 10, 1987.
Davis/Perrow - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:
To require sidewalks and road improvements within one year of this date, contingent upon approval of legal staff.
Perrow/Frisbie - unanimously approved.

NEW BUSINESS:

1. Hearing Examiner decision on RZ-87-01: Shelter Resources.

MOTION: To accept the findings of the hearing examiner on RZ-87-01: Shelter Resources.
Perrow/Crowe - unanimously approved.

2. Fire flow variance request from Fred Crase.

Mr. Crase requested a variance to the fire flow standards. He provided a letter from Fire District #5 which stated tanker trucks are available to provide minimum fire suppression under normal circumstances. The Public Works Director, Tom Heinecke, suggested to the council that the construction of additional water storage at Gig Harbor High School would increase the amount of fire flow at the site.

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MOTION: To approve the variance request.
Perrow/Crowe - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works.
Mr. Heinecke provided council with a status report on construction of the treatment plant.
2. Administration/Finance.
Mr. Wilson provided council with information regarding the financial status of the city and information regarding the general obligation bonds.

BILLS:

MOTION: To approve.
Davis/Crowe - passed by a vote of 3 to 1 with Perrow abstaining on the voucher for Humphrey Construction.

ADJOURN:

MOTION: To adjourn at 8:25 p.m.
Crowe/Davis - unanimously approved.

Cassette recorder utilized.
Tape 53 Side 1 136 - end
Side 2 000 - 705.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 14, 1987

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Davis.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:05 p.m.

- 1. Mi Rancho liquor license application.

There was no public comment.

MOTION: To approve the issuance of the liquor license for the Mi Rancho Restaurant. Ryan/Crowe - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of August 24, 1987. Frisbie/Crowe - unanimously approved.

CORRESPONDENCE:

- 1. Pierce County block grant program. Daisy Stallworth, representing the Pierce County Department of Economic Development, explained the Urban County Consortium and the purpose of the block grant program.

MOTION: To approve the signing of the Pierce County Urban County Block Grant Agreement. Crowe/Ryan - unanimously approved.

OLD BUSINESS:

- 1. Rezone 87-01: Shelter Resources - Ordinance #519 - 2nd reading.

MOTION: To adopt Ordinance #519. Frisbie/Ryan - unanimously approved.

NEW BUSINESS:

- 1. Hearing Examiner decision on SP-87-04: Take Five, Inc. and Resolution accepting the decision.

MOTION: To accept the Hearing Examiner's decision on the site plan with a change to condition #6 to read: "...There shall be at a minimum a 30 foot wide strip...". Frisbie/Perrow - unanimously approved.

MOTION: To adopt Resolution #210 approving site plan SP-87-04.
Ryan/Crowe - unanimously approved.

2. Resolution stating intent to vacate Hall Street.

MOTION: To adopt Resolution #211.
Ryan/Crowe - unanimously approved.

3. Chamber of Commerce special occasion liquor license.

MOTION: To approve the issuance of the special occasion liquor license.
Crowe/Perrow - unanimously approved.

4. Renewal of liquor license for Exxon.

MOTION: To approve the renewal of the liquor license for the sale of off-premise beer and wine.
Crowe/Perrow - unanimously approved.

5. Asphalt sidewalk construction on No. Harborview Drive and Vernhardson - Bid award.

MOTION: To accept the bid of Spadoni Bros., Inc. for the sidewalk construction of \$35,158 which includes the base bid and the additive alternate.
Perrow/Frisbie - unanimously approved.

6. Craig Lane/Ryan Street Storm Drainage Bid award.

MOTION: To accept the base bid from Active Construction, Inc., at \$121,393.81 to be accomplished in 1987. Alternates A and B to be completed in 1988 (contingent upon monies being appropriated in the 1988 budget). Staff is authorized to negotiate with Active Construction to increase construction days as appropriate.
Frisbie/Ryan - approved by a vote of 3 - 1 with Perrow abstaining.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works:

Public Works Director Tom Heinecke provided an update on construction progress at the treatment plant.

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- 2. Police:
Police Chief Denny Richards presented the statistics for the month of August.

PAYROLL:

MOTION: To approve.
Crowe/Ryan - unanimously approved.

ANNOUNCEMENT OF OTHER MEETINGS:

- 1. Study session.
To be held Wednesday, October 7, 1987 at 7:00 p.m.

MOTION: To go into executive session at 8:10 p.m.
Ryan/Perrow - unanimously approved.

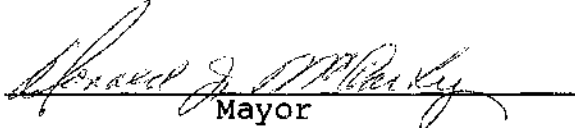
MOTION: To return to regular session at 8:30 p.m.
Ryan/Crowe - unanimously approved.

MOTION: To accept the donation from the Washington State Park and Recreation Department of a dock.
Crowe/Ryan - approved by a vote of 2 - 1 with Perrow voting against and Frisbie abstaining.

ADJOURN:

MOTION: To adjourn at 8:35 p.m.
Crowe/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 54 Side 1 000 - end
Side 2 000 - 235.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF SEPTEMBER 28, 1987

PRESENT: Councilmembers Frisbie, Davis, Ryan, Perrow and Mayor Pro tem Crowe.

ABSENT: Mayor McCarty.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: 7:00 p.m.

- 1. Six year street plan.

MOTION: To adopt Resolution #212 adopting the six year street plan.
Frisbie/Davis - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of September 14, 1987.
Ryan/Frisbie - unanimously approved.

CORRESPONDENCE:

- 1. Councilmember Frisbie requested a proposed change to the Gig Harbor Municipal Code be added to the agenda of October 12, 1987.

NEW BUSINESS:

- 1. Hearing Examiner decision on SP-87-06/V-87-13: First Baptist Church.

MOTION: To accept the recommendation of the hearing examiner on SP-87-06/V-87-13: First Baptist Church.
Ryan/Davis - approved by a vote of 3 to 1 with Frisbie voting against.

MOTION: To adopt Resolution #213 approving the project for the First Baptist Church.

25.
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2. Hearing Examiner decision on SP-87-05: Coast American.

MOTION: To accept the recommendation of the hearing examiner on SP-87-05: Coast American and adopt Resolution #214 approving the project.
Davis/Ryan -

MOTION TO AMEND ORIGINAL MOTION:
Conditions 4, 5, and 6 regarding improvements to the property be amended to read "within one year of site plan approval".
Perrow/Frisbie -

MOTION: To table this issue to the meeting of October 12, 1987.
Davis/Ryan - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works:

Public Works Director Tom Heinecke provided council with information regarding sludge management and long-range planning.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Tuesday, October 13, 1987 - work session regarding storm drainage.

BILLS:

MOTION: To approve.
Ryan/Davis - unanimously approved.

MOTION: To go into executive session.
Ryan/Davis - unanimously approved.

MOTION: To return to regular session.
Ryan/Davis - unanimously approved.

MOTION: To reject the Ventur claim.
Ryan/Davis - unanimously approved.

MOTION: To notify owner to change sidewalk in accordance with RCW.
Frisbie/ died for lack of a second.


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MOTION: To move to executive session.
Ryan/Davis - unanimously approved.

MOTION: To return to regular session.
Ryan/Davis - unanimously approved.

MOTION: To adjourn at 8:03 p.m.
Davis/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 54 Side 2 237 - end
Tape 55 Side 1 000 - 342.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF OCTOBER 12, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS:

1. Ordinance vacating Hall Street - 2nd reading.

Trish Drage, neighboring property owner, spoke in favor of the vacation.

There was no public opposition.

MOTION: To adopt Ordinance #520 vacating Hall Street. Perrow/Crowe - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of September 28, 1987. Davis/Ryan - unanimously approved.

CORRESPONDENCE:

1. Request from Councilmember Frisbie to change procedure for setting agenda items.

MOTION: To amend the Municipal Code to allow councilmembers to add items to the agenda submitting them at least five working days prior to the council meeting. Those items to be brought to the attention of council at the next meeting to decide if they wanted to hear it and when. Frisbie/Perrow - motion failed by a vote of 1 - 4 with Crowe, Davis, Ryan and Perrow voting against.

OLD BUSINESS:

1. Hearing Examiner decision on SP-87-05: Coast American.

MOTION: To remove this issue from the table. Crowe/Davis - unanimously approved.

MOTION: To accept the recommendation of the hearing examiner on SP-87-05: Coast American and adopt Resolution #214 approving the project. Davis/Ryan - unanimously approved.

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MOTION TO AMEND ORIGINAL MOTION:

Conditions 4, 5, and 6 regarding improvements to the property be amended to read "within one year of the sewer moratorium being lifted".

Perrow/Davis - unanimously approved.

NEW BUSINESS:

1. Pac-Tech engineering contract for ULID #2.
City Administrator Mike Wilson presented the contract document for the westside ULID. Jerry Wakefield, representing Pac-Tech, was present to answer questions.

MOTION: To approve the contract.
Davis/Ryan -

MOTION: To table this issue to the meeting of October 13, 1987.
Frisbie/Perrow - passed by a vote of 3 - 2 with Davis and Ryan opposing.

2. St. Nicholas church special occasion liquor license.

MOTION: To approve the special occasion liquor license for St. Nicholas church.
Ryan/Crowe - unanimously approved.

3. Liquor license transfers - Puerto Vallarta Restaurant and Bayview Grocery.

MOTION: To approve the transfers of liquor licenses for Puerto Vallarta Restaurant and Bayview Grocery.
Crowe/Davis - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Police:
Police Chief Denny Richards provided information on the department's monthly activity report.
2. Administration:
Mr. Wilson reported on the establishment of a program for an intern in the planning department.

PAYROLL:

MOTION: To approve.
Ryan/Davis - unanimously approved.

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ADJOURN:

MOTION: To continue to October 13, 1987 at 7:00 p.m.
Davis/Crowe - unanimously approved.

Cassette recorder utilized.
Tape 55 Side 1 344 - end
56 Side 1 000 - 545.



Mayor

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CONTINUED GIG HARBOR CITY COUNCIL MEETING OF OCTOBER 12, 1987

HELD ON OCTOBER 13, 1987

CALL TO ORDER: 7:05 p.m.

The purpose of this meeting was to take action on the Pac-Tech engineering contract and for a work session on the storm drainage master plan.

1. Pac-Tech engineering contract for ULID #2.

MOTION: To approve the Pac-Tech engineering contract with amendments to the following three areas:
1) termination provision,
2) redesign by engineering firm in case of budget overruns, and
3) progress and coordination.
Frisbie/Perrow - unanimously approved.

2. Work session on storm drainage master plan.

URS representatives Joan Lee and Shawn Piggott presented an overview of the plan/study.

MOTION: To accept the URS contract as complete.
Davis/Frisbie - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:36 p.m.
Frisbie/Davis - unanimously approved.

Cassette recorder utilized.
Tape 56 Side 2 000 - end
57 Side 1 000 - 482.


Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF OCTOBER 27, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION: None scheduled.

CALL TO ORDER: 7:02 p.m.

APPOINTMENT OF PLANNING COMMISSION MEMBER:

Mayor McCarty announced that four persons had expressed an interest in serving on the Planning Commission in the seat vacated by Judy Kuehn: Daniel Fay, Leonard Bauer, John Holmaas, and Bob Wolf.

MOTION: To appoint Bob Wolf to serve on the Planning Commission for a six year term. Crowe/Davis - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of October 12, 1987 and the minutes of the meeting which was continued to October 13, 1987. Perrow/Davis - unanimously approved.

OLD BUSINESS: None scheduled.

NEW BUSINESS:

- 1. Professional services agreement with Converse Consultants N.W.

Public Works Director Tom Heinecke provided council with background information on the contract for the soils consultant for the water tank site.

MOTION: To approve the contract with Converse Consultants N.W., changing the termination clause to read the same as the Pac-Tech contract, changing the invoice clause to state that the city would receive one billing per month, and authorizing staff to expend up to an additional \$1,000 if necessary. Frisbie/Crowe - unanimously approved.

- 2. Ordinance relating to storm drainage utility rates - 1st reading.

- 3. Tacoma-Pierce County Health Department Resolution declaring intent to participate in moderate risk wastes management.

MOTION: To adopt Resolution #215. Davis/Crowe - unanimously approved.

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4. Pierce County addendum to urban county block grant agreement.

MOTION: To approve the addendum to the urban county block grant agreement.
Davis/Crowe - unanimously approved.

5. Pierce County Fire Marshal contractual agreement.

MOTION: To approve the agreement with Pierce County for Fire Marshal assistance when an incident of suspected arson or major injury occurs.
Crowe/Davis - unanimously approved.

6. Bond anticipation note ordinance - Westside ULID No. 2 - 1st reading.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works:

Mr. Heinecke informed council of the progress of the construction at the treatment plant.

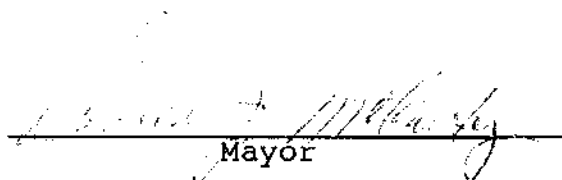
BILLS:

MOTION: To approve.
Ryan/Perrow - unanimously approved.

ADJOURN:

MOTION: To adjourn at 7:45 p.m.
Crowe/Ryan - unanimously approved.

Cassette recorder utilized.
Tape 57 Side 2 000 - 703



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF

NOVEMBER 9, 1987

PRESENT: Councilmembers Frisbie, Davis, Ryan and Mayor McCarty.

ABSENT: Councilmembers Crowe and Ferrow.

CALL TO ORDER: 7:04 p.m.

PRESENTATION OF THE HORNADAY AWARD TO SEAN EAGAN:

Mayor McCarty introduced representatives of the Boy Scouts of America who presented to Sean Eagan the conservation award for exceptional and unusual service.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS:

- 1. 1988 Budget Ordinance - 1st reading.
City Administrator Mike Wilson provided council with an overview of the proposed budget.

There was no public input.

APPOINTMENT OF PLANNING COMMISSION MEMBER:

MOTION: To appoint Nick Skansi to serve another six year term on the Planning Commission.
Ryan/Frisbie - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of October 26, 1987.
Ryan/Davis - unanimously approved.

OLD BUSINESS:

- 1. Bond anticipation note ordinance - Westside ULID No. 2 2nd reading.
Mr. Wilson provided council with more information regarding the bond anticipation notes. It is recommended that the passage of this ordinance be continued to October 16, 1987, to allow Boettcher and Company additional time to sell more of the notes.
- 2. Ordinance relating to storm drainage utility rates - 2nd reading.

MOTION: To adopt Ordinance #521.
Ryan/Davis - unanimously approved.

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NEW BUSINESS:

1. Ordinance setting 1988 tax levy - 1st reading.
2. Budget emergency ordinance - 1st reading.

DEPARTMENT MANAGERS' REPORTS:

1. Administration/Finance:
Finance Officer Connie Leonard and Mr. Wilson provided council with the third quarter financial report and budget status.
2. Police:
Chief Denny Richards reported the monthly activity statistics for the police department.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Council will hold a work session on Monday, November 16, 1987, at 7:00 p.m. for the purpose of discussing the 1988 budget and to meet with representatives of Boettcher and Company regarding the BANS ordinance.
2. The regular city council meeting scheduled for November 23, 1987 will begin at 6:30 p.m. to allow time for the administrative appeal request by Pete Darrah.

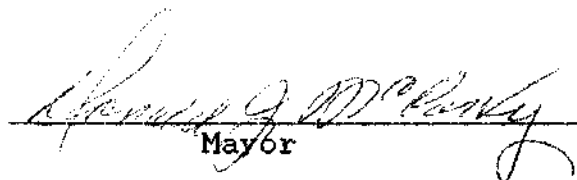
APPROVAL OF PAYROLL:

MOTION: To approve.
Ryan/Davis - unanimously approved.

ADJOURN: 8:50 p.m.

MOTION: To continue the meeting until November 16, 1987.
Ryan/Davis - unanimously approved.

Cassette recorder utilized.
Tape 58 Side 1 000 - end
Side 2 000 - 653.



Mayor

CONTINUED GIG HARBOR CITY COUNCIL MEETING OF
NOVEMBER 9, 1987 HELD ON NOVEMBER 16, 1987

PRESENT: Councilmembers Frisbie, Crowe, Davis, Perrow
and Mayor McCarty.

ABSENT: Councilmember Ryan.

The Mayor convened the Gig Harbor City Council meeting at
7:10 p.m., November 16, 1987.

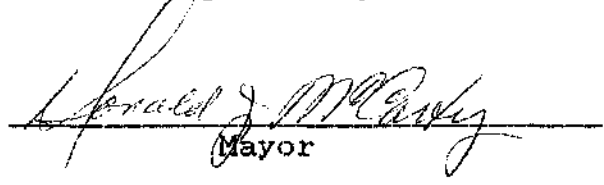
Fred Eoff and Lisa Johnson, representatives of Boettcher
and Company, presented a detailed overview of the sale of
the Westside ULID No. 2 Bond Anticipation Notes.

MOTION: To approve the purchase agreement for the
sale/purchase of the BANS with Boettcher
and Company.
Frisbie/Davis - unanimously approved.

MOTION: To adopt Ordinance #522 providing for the
issuance of the water and sewer revenue
bond anticipation notes.
Davis/Frisbie - unanimously approved.

The Mayor, City Council members, and city administrator
discussed the 1988 city budget in a work session.

The meeting was adjourned at 9:30 p.m.



Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF

NOVEMBER 23, 1987

PRESENT: Councilmembers Frisbie, Crowe, Ryan, Perrow and Mayor McCarty.

ABSENT: Councilmember Davis.

PUBLIC COMMENT/DISCUSSION: None scheduled.

ADMINISTRATIVE APPEAL:

1. Request by Pete Darrah.
City Administrator Mike Wilson provided council with background information on the case.

Mr. Darrah presented his reasons for the request.

Mr. Larry Martin, from the law firm Ogden, Ogden, Murphy and Wallace, presented the city's view of the request.

MOTION: To deny the appeal request and adopt the hearing examiner's findings, conclusions and decision except for finding 2a regarding the exit door to the marina. A decision on this finding shall be made after staff researches policies other jurisdictions have on marina exit doors.
Frisbie/Ryan - unanimously approved.

PUBLIC HEARINGS:

1. 1988 Budget Ordinance - 2nd reading.
Mr. Wilson presented an overview of the 1988 budget.

Chamber of Commerce members Tom Taylor, Karen Arntson, Harry Dearth and Diane Wolf requested the city allocate \$7500 for the chamber's tourism fund.

MOTION: To fund \$4500 to cover the cost of the Shopper's Guide (\$3000) and signage (\$1500).
Crowe/Ryan - passed by a vote of 3 to 1 with Perrow voting against.

MOTION TO AMEND ORIGINAL MOTION: As soon as possible in 1988, work out an agreement for a percentage of monies to plan for subsequent years' tourism budgets.
Perrow/ - motion died for lack of a second.

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MOTION TO AMEND ORIGINAL MOTION: To reduce the amount funded to \$3,000.

Frisbie/ - motion died for lack of a second.

MOTION: To adopt Ordinance #523 adopting the 1988 budget.

Ryan/Perrow -

MOTION TO AMEND ORIGINAL MOTION: That in the organizational chart of the city, the sewer treatment plant supervisor report directly to the public works director.

Perrow/Frisbie - passed by a vote of 3 to 1 with Crowe voting against.

MOTION TO AMEND ORIGINAL MOTION: To not implement merit raises in 1988 and transfer that \$10,000 to the street fund for overlay and repair.

Frisbie/Perrow - unanimously approved.

MOTION TO AMEND AMENDMENT: To implement merit pay funded with \$5,000.

Crowe/Perrow - passed by a vote of 3 to 1 with Frisbie voting against.

MOTION TO AMEND ORIGINAL MOTION: In the narrative for the traffic section of the police department budget, change the word "implement" to "develop".

Frisbie/Ryan - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION: In the narrative of the Hearing Examiner's budget, remove the words "a greater degree of" and insert "consistency and...".

Frisbie/Crowe - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION: In the narrative of the planning department's budget, strike objectives 2 and 3 and create a new #2: Develop the Sub Area Comp Plan.

Frisbie/Perrow - motion was withdrawn.

2. Budget emergency ordinance - 2nd reading.

MOTION: To adopt Ordinance #524.

Frisbie/Crowe - unanimously approved.

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MINUTES:

MOTION: To approve the minutes of the meeting of November 9, 1987.
Ryan/Frisbie - unanimously approved.

MOTION: To approve the minutes of the special meeting of November 16, 1987.
Perrow/Crowe - unanimously approved.

CORRESPONDENCE: None received.

OLD BUSINESS:

1. 1988 tax levy ordinance - 2nd reading.

MOTION: To adopt Ordinance #525.
Crowe/Ryan - unanimously approved.

NEW BUSINESS:

1. Creation of a building code advisory board - ordinance amending building and related codes - 1st reading.
2. Request by Peninsula School District for variance from fire flow requirements at Discovery Elementary School.

MOTION: To approve the variance request.
Perrow/Crowe - unanimously approved.

3. Request for special occasion liquor license by Peninsula Light Company.

MOTION: To approve the request for the special occasion liquor license.
Ryan/Crowe - unanimously approved.

4. Request for change in health insurance coverage for the mayor.

MOTION: To approve the change in health insurance coverage for the mayor.
Crowe/Perrow - unanimously approved.

5. Humphrey Construction bid on second clarifier for the treatment plant.

Public Works Director Tom Heinecke provided council with the information received from Humphrey

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Construction on the bid for the second clarifier.

Council decided to make their final decision on this matter at a meeting scheduled for December 7, 1987, after City Administrator Mike Wilson obtains information relative to financing the cost for the additional construction work.

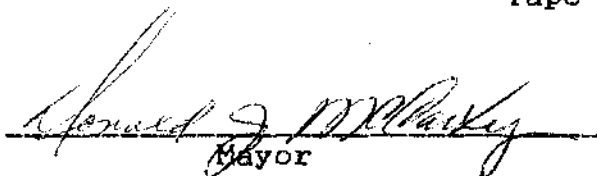
BILLS:

MOTION: To approve.
Crowe/Ryan - unanimously approved. Perrow abstained on approval of vouchers 2106 and 2169.

ADJOURN: 9:55 p.m.

MOTION: To continue the meeting to December 7, 1987 at 7:00 p.m.
Crowe/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 59 Both Sides
Tape 60 Both Sides
Tape 61 Side 1 000 - 096.


Mayor

CITY OF GIG HARBOR

CONTINUED CITY COUNCIL MEETING OF NOVEMBER 23, 1987

HELD ON DECEMBER 7, 1987

PRESENT: All present.

PUBLIC COMMENT/DISCUSSION. None scheduled.

CALL TO ORDER: 7:04 p.m.

OLD BUSINESS:

- 1. Ordinance creating building code advisory board - 2nd reading.

MOTION: To adopt Ordinance # 526 creating a building code advisory board.
Frisbie/Crowe - unanimously approved.

- 2. Report and discussion on additional expansion of sewer treatment plant.

Public Works Director Tom Heinecke explained the city had received a proposal from Humphrey Construction for the construction of a second secondary clarifier at the plant. City Administrator Mike Wilson explained possible funding measures.

MOTION: To approve \$357,000 to construct the second secondary clarifier by amendment, change order, or whatever means necessary; the funds to be identified by staff and approval of legal counsel.
Frisbie/Ryan - passed by a vote of 3 - 2 with Crowe and Perrow voting against.

- 3. City governmental organizational chart and personnel changes.

Mr. Wilson explained that the action taken on November 23, 1987, regarding the change in the city's organizational chart was inappropriate, since it was taken during the budget process.

MOTION: To rescind the motion made on December 7, 1987 to change the organizational chart.
Crowe/Davis - passed by a vote of 4 - 1 with Frisbie voting against.

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Page Two

MOTION: To change the personnel regulations and implement in 1988 the sewer treatment plant supervisor position.
Perrow/Frisbie -

MOTION: To table this issue until the meeting of January 25, 1988.
Davis/Crowe - passed by a vote of 3 - 2 with Frisbie and Perrow voting against.

4. 1988 city budget ordinance adoption.

Will be discussed after the discussion of sewer utility rates.

NEW BUSINESS:

1. Hearing Examiner findings on SP-87-08/V-87-15: Keith Uddenberg, Inc. and resolution.

MOTION: To approve the findings and conclusions of the Hearing Examiner on SP-87-08/V-87-15.
Ryan/Davis - unanimously approved.

MOTION TO AMEND ORIGINAL MOTION:

Recommendation #5 regarding the installation of sidewalks, curbs, etc., to be completed within one year of the sewer treatment plant moratorium being lifted.
Perrow/Frisbie - unanimously approved.

MOTION: To adopt Resolution #216 approved the Hearing Examiner's finding on SP-87-08/V-87-15.
Davis/Ryan - unanimously approved.

2. Hearing Examiner findings on preliminary plat request 87-01: Anton, and resolution.

MOTION: To approve the findings and conclusions of the Hearing Examiner and adopt Resolution #217 approving PP-87-01.

3. General Government budget emergency - 1st reading.

4. 1988 sewer utility rates ordinance - 1st reading.

5. Peter Darrah appeal - decision on marina gate.

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MOTION: Finding 2A of the Hearing Examiner's decision be re-instated: that the gate comply with building code requirements regarding exiting.

1988 city budget ordinance adoption.

In the street department budget narratives, create an item #8, "Begin initial contact with the Department of Transportation regarding the Stinson Avenue/SR 16 interchange."

In the storm drainage department narratives, create an item #6, "Investigate a potential stormwater drainage problem on Harborview Drive in front of the Shoreline Restaurant."

MOTION: To adopt Ordinance #523 adopting the 1988 budget with the noted council changes.
Ryan/Perrow - unanimously approved.

DEPARTMENT MANAGERS' REPORTS:

1. Police:
Chief Richards provided council with November's statistical report.

APPROVAL OF PAYROLL:

MOTION: To approve.
Ryan/Davis - unanimously approved.

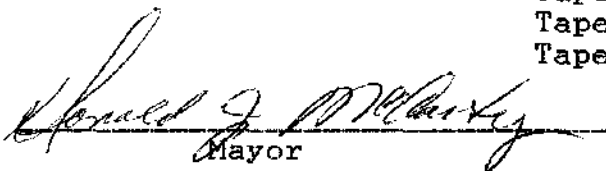
APPROVAL OF BILLS:

MOTION: To approve.
Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 10:17 p.m.
Ryan/Davis - unanimously approved.

Cassette recorder utilized.
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Tape 62 Both Sides
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Mayor

REGULAR GIG HARBOR CITY COUNCIL MEETING OF

DECEMBER 28, 1987

PRESENT: Councilmembers Crowe, Davis, Ryan and Mayor McCarty. Councilmember Frisbie arrived prior to discussion of New Business.

ABSENT: Councilmember Perrow.

PUBLIC COMMENT/DISCUSSION: None scheduled.

PUBLIC HEARINGS: None scheduled.

CALL TO ORDER: 7:09 p.m.

MINUTES:

MOTION: To approve the minutes of the meetings of November 23, 1987, and the continued meeting of November 23rd held on December 7, 1987. Crowe/Ryan - unanimously approved.

OLD BUSINESS:

- 1. 1988 sewer utility rates ordinance - Ordinance #527 - 2nd reading.

MOTION: To adopt Ordinance #527. Crowe/Davis - unanimously approved.

- 2. City budget emergency ordinance - Ordinance #528 - 2nd reading.

MOTION: To adopt Ordinance #528. Crowe/Ryan - unanimously approved.

- 3. Peter Darrah appeal resolution.

MOTION: To adopt Resolution #218 approving the Hearing Examiner's findings on the appeal by Peter Darrah. Ryan/Crowe - unanimously approved.

NEW BUSINESS:

- 1. Notice of intention to commence annexation proceedings, Harbor Reach.

Planning Director Pete Friedman explained the petition request to annex to the city and recommended that the council not accept the petition at this time. The

primary reasons for this recommendation were:

1. The property is not contiguous with the incorporated limits of the city.
2. Annexation would not, at this time, create a logical city boundary or service area.
3. Annexation would create both an "island" of city as well as county land contrary to the policies of both Pierce county and the City of Gig Harbor.

John Bozich, one of the petitioners, spoke in favor of the annexation and/or extension of sewer service to the area.

Council members questioned the costs involved and the revenues that could be expected from the area.

MOTION: To table this issue to the meeting of January 11, 1988, in order to review the already committed capacity of the sewer treatment plant; what excess capacity is expected to be available; and what other projects are in the works effecting the available capacity.
Davis/Crowe - unanimously approved.

2. Hearing Examiner findings and recommendation on SP-87-09: Andrade, and Resolution.

MOTION: To accept the findings, conclusions, and recommendations of the Hearing Examiner and adopt Resolution #219.
Crowe/Ryan - unanimously approved.

3. Hearing Examiner findings and recommendation on SP-87-11/V-87-16: Taylor, and Resolution.

MOTION: To accept the findings, conclusions, and recommendations of the Hearing Examiner and adopt Resolution #220.
Davis/Crowe - unanimously approved.

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Page Three

MOTION: To table this issue until the right-of-way is clearly defined.
Frisbie/Ryan - second and motion were both withdrawn.

MOTION TO AMEND ORIGINAL MOTION:
To prepare an agreement for the applicant to sign acknowledging that parking for the property is on city right-of-way, and have the document recorded with the county auditor.
Davis/Ryan - unanimously approved.

BILLS:

MOTION: To approve.
Ryan/Davis - unanimously approved.

ADJOURN:

MOTION: To adjourn at 8:45 p.m.
Crowe/Davis - unanimously approved.



Mayor

Due to an equipment malfunction, cassette recorder was not utilized for this meeting.

