

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – January 14, 2013

PRESENT: Councilmembers Guernsey, Perrow, Malich, Payne, and Mayor Hunter. Councilmember Young joined the meeting at 5:45 p.m. Councilmembers Ekberg and Kadzik were absent.

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. a) Approval of City Council Minutes Dec. 10, 2012; b) Approval of City Council Special Meeting Minutes Dec. 17, 2012.
2. Liquor License Action: a) Renewals: Thai Hut, Cigar Land, Gig Harbor Spirits, The Inn at Gig Harbor, Brix 25, The British Connection, Fondi, Red Rooster, Lele's, Heritage Distilling Co.; b) Renewals: Hy-lu-Hee-Hee, Half-Time Sports; c) El Pueblito, Albertson's, Discovery Village, Finholm's Grocery & Deli, 7 Seas Brewing Company, Blazing Onion.
3. Receive and File: a) Parks Commission Minutes Dec. 5, 2012; b) Planning Commission Minutes Sep 20, 2012, Oct 4, 2012, Nov 1, 2012, and Nov 15, 2012; c) Downtown Vision Committee: Aug 8, 2012, Sep 26, 2012, Oct 3, 2012 and Oct 23, 2012; d) Planning and Building Committee: Oct 1, 2012 and Oct 30, 2012; e) Finance & Safety Committee Minutes Dec. 17, 2012.
4. Correspondence / Proclamations: Harbor WildWatch 2012 Activity Report.
5. City Prosecutor Contract Renewal.
6. Department of Assigned Counsel Contract Renewal.
7. Puget Sound Clean Air Agency – Memorandum of Understanding.
8. Donkey Creek Restoration & Transportation Improvements Project – Consultant Contract Amendment #4/Parametrix.
9. Approval of Payment of Bills Dec. 24, 2012: Checks #71289 through #71458 in the amount of \$674,341.70.
10. Approval of Payment of Bills Jan. 14, 2013: Checks #71459 through #71586 in the amount of \$377,778.32.
11. Approval of Payroll for the Month of December: Checks #6803 through #6824 in the amount of \$327,516.21.

Councilmember Perrow announced that he would be recusing himself from items number 2 and 8. Due to the lack of quorum to vote on these two items, a motion to move those two to later in the meeting was made.

MOTION: Move to adopt the Consent Agenda removing Items No. 2 and 8 until later in the meeting.
Payne / Guernsey – unanimously approved.

OLD BUSINESS: None.

NEW BUSINESS:

1. Public Hearing and First Reading of Ordinance – Development Agreement for Downtown Gig Harbor. Acting Planning Director Jennifer Kester presented this text amendment to allow the use of a development agreement for projects in the downtown area to deviate from development standards if the proponent demonstrates consistency with certain requirements. She said that public comments received before the hearing had been given to Council for consideration.

Mayor Hunter opened the public hearing at 5:40 p.m.

David Boe – Boe Architects, 705 Pacific Avenue, Tacoma. Mr. Boe expressed support of this agreement, saying the goal is a superior project for unique sites. He voiced concern with the limited scope, and also recommended that the area be expanded to include all waterfront properties in the city and UGA. He cautioned that item 4C, which won't allow deviance from the Shoreline Master Program, could result in variances that may not result in a quality project.

Kent Kingman – owner of Minterbrook Oyster and GPS Builders. Mr. Kingman said he likes the concept of the development agreement and the direction this is going. He said he also like the idea of a fish shop in the downtown area. He voiced appreciation for his working relationship with staff.

Gary Meyers – GPS Builders, 2009 53rd St. NW. Mr. Meyers concurred with comments previously made. He explained that their involvement is a result of the Wes Rickard / Joe Pond property near the Tides. He said that they would like to have a nice project of condos or townhouses that would fit in with look and feel of Gig Harbor. They said they are pleased to work with everyone.

Councilmember Young joined the meeting at this time.

Larry Storset. Mr. Storset said he likes the direction that this development agreement is taking.

There were no further public comments and Mayor Hunter closed the public hearing at 5:56 p.m.

Councilmember Guernsey asked for clarification on why the Shoreline Master Program was singled out. Ms. Kester explained that the city adopts the SMP after approval by the Department of Ecology; the variance procedure is outlined in the WACs and so any variances must be approved by the Department of Ecology and implemented by the city under DOE guidelines.

Councilmember Malich asked if this enhances development or just adds another layer of bureaucracy. Ms. Kester explained that the development agreement is optional for

unique projects and allows some flexibility until the full implementation of the vision statement. She then explained that a mapping error excluded the five parcels north of Rosedale Street which would be corrected before the next reading of the ordinance.

There was no further discussion. This will return for a second reading at the January 28th meeting.

2. First Reading of Ordinance – Peddler’s License. City Clerk Molly Towslee presented this ordinance that would eliminate the current temporary business licensing requirements, expand the exemptions in the regular business license section, and add a peddler’s licensing procedure.

Councilmember Perrow voiced concern that the 8:00 p.m. end time was too late. He suggested that the language be amended to say “8:00 p.m. or sunset.” He also recommended that the peddlers be required to display the license and picture identification as a badge. Councilmember Malich agreed.

After further discussion, the city attorney was asked to do research both issues and make a recommendation before the next meeting.

At this time Council voted upon items removed from the Consent Agenda.

MOTION: Move to approve items No. 2 and No. 8 from the Consent Agenda.
Payne / Guernsey – four voted in favor. Councilmember Perrow abstained.

STAFF REPORT:

City Administrator Denny Richards talked about the increase in single-family building permits which has exceeded last few years by quite a bit. He said that staff is “crazy busy” with the current growth.

Administrator Richards explained that Planning Director Tom Dolan was retiring and introduced Jennifer Kester as the new Planning Director as of March 1st. He then announced that Senior Engineer Jeff Langhelm was promoted to Public Works Director last week.

When asked about permit turnaround time, Mr. Richards responded that the Planning and Building Departments are doing an incredible job of permit review and inspection. He said that they are currently looking for part-time help for inspections.

Councilmember Payne suggested that Council take a look at the permit-tracking software that is being used. He described the program as efficient and impressive.

Administrator Richards announced that the departments are quickly trying to backfill the Senior Planner and Senior Engineer positions and expect the process to be completed in a couple of months.

PUBLIC COMMENT:

Rick Gagliano -3808 Forest Beach Dr. NW. Mr. Gagliano commented on the momentum with the new Councilmembers in adopting interim ordinances. He then explained that several years ago the Design Review Board was tasked with taking a look at trees and plats. They took a year to complete an outline for the Planning Commission to review after they completed work on the Shoreline Master Program. Now that that is complete the Downtown Visioning has taken priority. He suggested that there may be an opportunity for the Planning Commission to look at a small ordinance to address buffering and tree retention regulations in lieu of review of the entire outline. He explained that this has come up as a result of two new developments that are using the same regulations that prompted the request for review in the first place. He said that a few “tweaks” to regulations on buffering and retention of existing trees could make significant and quick changes that would help with future development. He asked Council to consider this as a priority on the Planning Commission list of tasks.

Councilmember Payne said he is very supportive of this and encouraged Council to consider this proposal.

Jennifer Kester responded that the main priority for the Planning Commission is to implement the vision through comprehensive plan amendments. She said that once the new Senior Planner is on board, the task list can be revisited later this year to see if some of these common sense amendments can be included.

Councilmember Guernsey asked if this is something that could come directly to Council. Ms. Kester responded that she has seen the outline and it would need to go through the Planning Commission before a recommendation comes to Council.

Mr. Gagliano said that the DRB submitted what he characterized as a “healthy” outline, but said there is an opportunity to do some rather small “common sense” amendments that would take some of the main points out of the outline.

After Council and Staff discussed the best way to move this forward, Mr. Gagliano said that he has drafted some amendments to forward to Ms. Kester as a way to streamline the process. He then gave an update on the student modeling project reporting that the school district, local realtors, and banks have contributed toward this effort to revitalize the downtown.

Benish Brown – Tacoma Regional Convention and Visitors Bureau. Mr. Brown thanked Council for funding support through the Lodging Tax revenues. He gave a brief overview of his job to garner support, bring visitors in, and to change the perception that they are an outside organization. He promised to bring regular updates on their efforts to bring visitors to Gig Harbor.

Councilmember Guernsey asked to work with him on events at the Tacoma Narrows Airport to promote lodging here in Gig Harbor rather than in Tacoma.

MAYOR'S REPORT / COUNCIL COMMENTS:

2013 Council Committees, Mayor Pro Tem, and Committee Representation. Mayor Hunter announced that it's time again to appoint committee members, and asked that Council return their preferences by January 22nd.

Councilmember Guernsey asked that the Downtown Visioning Committee be added to the list.

Mayor Hunter said that the Flood Control Advisory Committee also needs to be added. Councilmember Payne offered to continue to represent the city on that committee.

Councilmember Young said he will continue on the PCRC, but mentioned it may be time to integrate an alternate for when he leaves next year.

Councilmember Guernsey offered to serve on the West Central Local Integrating Organization, which is part of the Puget Sound Partnership.

Mayor Hunter asked Council to consider re-appointing Steve Ekberg as Mayor Pro Tem.

Several changes to the meeting calendar were announced.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Operations Committee: ~~Thu. Jan 17th at 3:00 p.m.~~ Cancelled
2. Civic Center Closed for Martin Luther King Day – Mon. Jan 21st.
3. Downtown Planning / Visioning Committee – Wed. Jan ~~23rd~~ 30th at 4:00 p.m.
4. Boards and Candidate Review - Mon. Jan 28th at 4:00 p.m.
5. City Council – Mon. Jan 28th at 5:30 p.m.

Councilmember Malich reported that there is an event at the airport after July 4th called "Wings and Wheels." He said that he brought up that they should promote local lodging. He also said that the minutes of these meeting will be incorporated in the Consent Agenda for full Council review. He then asked about the road closure by the YMCA.

It was explained that this was done as a precaution to keep pedestrians off the trails because of the heavy equipment for the Division S-9 of the Harbor Hill Development construction.

Councilmember Payne reported that the State Legislative Team of Representatives Jan Angel and Larry Seaquist, and Senate Nominee Nathan Schleicher met with the Intergovernmental Affairs Committee to go over priorities for the 2013 Legislative agenda.

Councilmember Young gave an update on the Pierce Transit cuts in service which will occur in September. He said that they are working with the hospital to cover the elimination of the shuttle service.

EXECUTIVE SESSION: To discuss potential litigation per RCW 42.30.110(1)(i).


MOTION: Move to go into Executive Session at 6:31 p.m. for approximately 20 minutes to discuss potential litigation per RCW 42.30.110(1)(i).
Payne / Perrow – unanimously approved.

MOTION: Move to return to regular session at 6:50 p.m.
Payne / Perrow – unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 6:50 p.m.
Malich / Perrow – unanimously approved.

CD recorder utilized: Tracks 1002 – 1020



Charles L. Hunter, Mayor



Molly Towslee, City Clerk