

# **Gig Harbor City Council Meeting**



**May 26, 1998**

**7:00 P.M., CITY HALL COUNCIL CHAMBERS**



**AGENDA FOR GIG HARBOR CITY COUNCIL MEETING**  
**May 26, 1998 - 7:00 p.m.**

**CALL TO ORDER:**

**PUBLIC HEARING:** Purdy Community Urban Growth Area – Preannexation Zoning.

**APPROVAL OF MINUTES:**

**CORRESPONDENCE / PROCLAMATIONS:**

**OLD BUSINESS:**

1. Reintroduction of the First Reading of Ordinance – Planning Commission Recommendation – Preannexation Zoning Plan for the Purdy Community UGA.

**NEW BUSINESS:**

1. First Reading of Ordinance – Amendments to Title 15 GHMC (Building Code Update).
2. Skateboard Park Resolution – IAC.
3. Harborview Street End Project Resolution – IAC.
4. First Reading of Ordinance – Public Docks.
5. First Reading of Ordinance – City Dock Fees.

**PUBLIC COMMENT/DISCUSSION:**

**MAYOR'S REPORT:** None scheduled.

**COUNCIL COMMENTS:**

**STAFF REPORTS:**

GHPD – April Stats.

**ANNOUNCEMENTS OF OTHER MEETINGS:**

**APPROVAL OF BILLS:**

**EXECUTIVE SESSION:** For the purpose of discussing property acquisition per RCW 42.30.110, (b) and litigation per RCW 42.30.110 (i).

**ADJOURN:**



DRAFT

REGULAR GIG HARBOR CITY COUNCIL MEETING OF MAY 11, 1998

**PRESENT:** Councilmembers Ekberg, Young, Platt, Dick, Picinich, and Markovich. Councilmember Owel acted as Mayor Pro Tem in Mayor Wilbert's absence.

**SPECIAL PRESENTATION:** Mayor Pro Tem Owel introduced Carol Olsen Dick, Elementary Teacher at Discovery Elementary, and two of her students, Katey Saul and Jeffrey Bond. Ms. Olsen explained that these two students were members of her last year's fifth grade class. She added that these students and their classmates recently became nationally published authors and illustrators with Scholastic Inc., with their chapter about Washington State which was included in the book "*Kids Book of 50 Great States.*" Both students gave a description of the Washington State chapter and invited everyone to a book signing on May 16th at Border's Books in Tacoma.

**CALL TO ORDER:** 7:09 p.m.

**PUBLIC HEARING:** Proposed Zoning District Amendments – Westside Area.

Mayor Pro Tem Owel opened the public hearing on this item at 7:09 p.m. and introduced Ray Gilmore, Planning Director. Mr. Gilmore gave a brief overview of the proposed amendments to the zoning on the Westside and the recommendations from the Westside Area Subcommittee and the Planning Commission.

Mayor Pro Tem Owel read the procedures for a public hearing and asked if there were any conflict of interest issues with members of the audience or with any Councilmembers. There was no response and the public comment portion of the hearing was opened.

Jim Pasin – 3298 50<sup>th</sup> St. Ct. NW. Mr. Pasin gave an overview of his letter to the Planning Commission that was included in the council packet asking that the Council accept the Subarea Committee recommendations.

Paul Cyr – 4102 55<sup>th</sup> St. Ct. NW. Mr. Cyr explained that he was representing Fred and Dorothy Stroh. He described the recommendations by the Subarea Committee to the Planning Commission regarding the properties owned by the Stroh's. He added that the owners were willing to compromise and allow the area on the west side of SR-16 to remain B-2, but asked that the property on the east side be allowed to be zoned C-1. He added that the owners did not intend on changing the current use of the properties, which were already largely developed. He said that any future expansion would have to conform to design standards and city review.

Scott Wagner – 6507 27<sup>th</sup> Ave NW. Mr. Wagner explained that he lives on the southeast side of the Stroh property where his family owns three parcels. He said that he had been raised in the

area and had never experienced a problem with the Stroh's properties. He added that it was logical to keep the zoning consistent with the current, commercial use and asked that it be zoned as C-1.

There were no further public comments and the hearing was closed at 7:25 p.m.

**APPROVAL OF MINUTES:**

**MOTION:** Move approval of the minutes of April 27, 1998 as presented.  
Picinich/Ekberg – unanimously approved.

**CORRESPONDENCE/PROCLAMATIONS:**

1. Pierce Transit – Election of Phil DeLeo to Board of Commissioners. No report given.

**OLD BUSINESS:**

1. Second Reading of Ordinance – Planning Commission Recommendation, Zoning District Amendments for the Westside. Ray Gilmore presented this second reading of proposed amendments to the zoning for the Westside. He explained that the testimony just heard in the public hearing had centered on the difference in the recommendations from the Westside Subarea Committee and the Planning Commission's final recommendation. He explained that if Council wished to act upon the recommendations brought forth in the public hearing, the changes could be made to reflect Council's action, and that the ordinance could be adopted this evening. After discussing the proposed zoning changes, the following motion was made.

**MOTION:** Move to adopt Ordinance No. 790 adopting the amendments to the zoning district map with the modification that the B-2 designation on Stroh's Feedlot and Nursery be changed to C-1.  
Picinich/Ekberg – unanimously approved.

2. Second Reading of Ordinance – Proposed Revisions to Chapter 18.04, SEPA Policies. Ray Gilmore introduced this ordinance updating the City's Environmental Policy to reflect changes to the State SEPA regulations effective last year. He addressed the concerns brought up about notification.

**MOTION:** Move to adopt Ordinance No. 791.  
Dick/Picinich – unanimously approved.

**NEW BUSINESS:**

1. Jerisich Park Dock -- Amendment to Consultant Services. Wes Hill, Public Works Director, explained that during the recent dock expansion project, it was determined that there was insufficient support facilities and budget for inclusion of water and power

connections, and that these amenities could be added at a later date. He said that requests have been received recently to add water and power at this time, and explained that he had explored the cost of providing the amenities. He added that the estimated construction cost to add water and power to the dock would be approximately \$40,000, and if Council would like to add these improvements, the consultant services agreement with Layton & Sell could be amended to perform the necessary design work for an additional \$6,500. Councilmembers discussed the proposed amenities and agreed that it was not an urgent item and could be addressed in the next budgetary year. Councilmember Markovich voiced concerns about recouping the cost of the utilities through the current "honor" system of collecting dock fees and recommended waiting until the city was in a better position to spend the additional funds and manage the facility to assure collection of user fees. Councilmember Dick suggested contacting other municipalities to see how they handle their dock amenities. No motion was made to approve the Consultant Services Agreement with Layton & Sell.

2. Printer Purchase. Wes Hill, Public Works Director, explained that the department's current plotter was designed for limited production and larger prints, and that with the designing of the East-West Road project, it's slower speed and other limitations were becoming more apparent. He recommended authorization to purchase a printer that would have the capacity to print half-scale drawings at the speed of 16-pages per minute, and to charge the cost to the East-West Road budget.

**MOTION:** Move we authorize the Public Works Department to purchase a HP LaserJet 5000 printer in the amount not to exceed \$2,000 plus sales tax.  
Platt/Ekberg – unanimously approved.

3. Payroll Systems Upgrade. Dave Rodenbach, Finance Director, discussed upgrading the payroll system. He explained that the current system was inadequate and that he had researched outsourcing the process as opposed to upgrading the current system. He gave a comparison of the options and recommended upgrading the current payroll system rather than utilizing an outside vendor.

**MOTION:** Move to upgrade our current payroll system to Eden Systems Payroll 5.0.  
Young/Dick – unanimously approved.

7. Liquor License Acquisition – Stockmarket Foods. No action taken.

**PUBLIC COMMENT:**

Bruce Rogers – 2804 Harborview Drive. Mr. Rogers asked for an update of the progress on the improvements to the Harborview Street End. He described some of the neighborhood concerns, which include speeding traffic and unsafe sidewalks. Wes Hill explained that the city has been monitoring the waste receptacle on a regular basis and has submitted a grant application for additional funding to complete the improvements. He asked that if there were additional

concerns with the area, that the citizens should contact the Public Works Department to alert them to any problems.

John Rose – Olympic Resource Management. Mr. Rose explained that Olympic Resource Management was a subsidiary of Pope Resources, a participant in the Gig Harbor North annexation. Mr. Rose said he was present to answer any questions Council may have and gave an update on events that had occurred during the past year. He added that city staff had done a remarkable job of facilitating the process. He stressed the importance of the completion of the East-West Road in a timely manner and asked that Council support the efforts to complete the project. He introduced the next speaker.

Dale Pinney – 1<sup>st</sup> Western Development. Mr. Pinney began to pass out illustrations of a proposed project to be located in the Gig Harbor North area. Carol Morris, Legal Counsel, advised Mr. Pinney that he could not discuss a proposal with Council as they may be required to hear an appeal of the project as a quasi-judicial body. Mr. Pinney then discussed the crucial timing of the completion of the East-West road to his project and asked Council to support staff in completion of the project. He added that he was hoping for some sort of a commitment from the city by July 1<sup>st</sup> stating that the project could be completed by 1999.

**COUNCIL COMMENTS:**

Councilmember Steve Ekberg gave a short report on the Local Involvement Committee for SR-16 project. He explained that the committee met to attempt WSDOT to draft a description for the advisory election and how to reduce the cost that may be incurred by the citizens.

Councilmember Bob Dick spoke briefly on the upcoming AWC Conference June 16 – 19. He said that he thought some of the training sessions seemed valuable and planned to attend. He volunteered to be a voting delegate for the City of Gig Harbor during the business meeting.

Mayor Pro Tem Owel said Mayor Wilbert had received a letter from Don Estes thanking the Police for their quick response to his concerns regarding speeding on Peacock Hill.

**MAYOR'S REPORT:**    Council Retreat Notice

No verbal report given.

**STAFF REPORT:** None scheduled.

**ANNOUNCEMENT OF OTHER MEETINGS:**

1.     Pierce County Council District #7 Meeting – May 12<sup>th</sup>, 7:00 p.m. at the Pt. Fosdick Branch Library.
2.     Council Retreat – Thursday, May 21st, from 2:00 p.m. to 7:00 p.m. at the Inn at Gig Harbor.



3. Second Council meeting in May – Tuesday, May 26<sup>th</sup>, due to Memorial Day.

**APPROVAL OF PAYROLL:**

**MOTION:** Move approval of checks #15636 through #15776 in the amount of \$243,717.06.  
Young/Ekberg - unanimously approved.

**APPROVAL OF BILLS:**

**MOTION:** Move approval of checks #20024 through #20156 in the amount of \$350,556.93.  
Young/Ekberg - unanimously approved.

**EXECUTIVE SESSION:**

**MOTION:** Move to adjourn to Executive Session at 8:41 p.m. for approximately 40 minutes for the purpose of discussing property acquisition per RCW 42.30.110, (b) and litigation per RCW 42.30.110 (i).  
Picinich/Young -- unanimously approved.

**MOTION:** Move to return to regular session at 9:00 p.m.  
Picinich/Platt – unanimously approved.

**ADJOURN:**

**MOTION:** Move to adjourn at 9:00 p.m.  
Platt/Picinich - unanimously approved.

Cassette recorder utilized.  
Tape 495 Side A 098 - end.  
Tape 495 Side B 000 – end.  
Tape 496 Side A 000 – end.  
Tape 496 Side B 000 – 167.

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Mayor Pro Tem

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City Clerk





*City of Gig Harbor. The "Maritime City"*

DEPARTMENT OF PLANNING & BUILDING SERVICES  
3125 JUDSON STREET  
GIG HARBOR, WASHINGTON 98335  
(253) 851-4278

**TO:** MAYOR WILBERT AND CITY COUNCIL  
**FROM:** RAY GILMORE, DIRECTOR, PLANNING-BUILDING DEPARTMENT  
**SUBJ.:** PLANNING COMMISSION RECOMMENDATION - PREANNEXATION  
ZONING FOR THE PURDY AREA - FIRST READING OF ORDINANCE  
**DATE:** MAY 21, 1998

### **INTRODUCTION/BACKGROUND**

Attached is the Planning Commission's findings and recommendations (Resolution No. 1 of 1998) on a pre-annexation zoning plan for the Purdy area. The Purdy area UGA encompasses approximately 348 acres, lying east of Henderson Bay/Burley Lagoon. The current uses within the area are varied and range from a small commercial strip along Purdy Drive NW (SR-302) adjacent to the shoreline, a high school and elementary school east of Purdy Drive NW, corporate office and equipment storage for Peninsula Light District, maintenance shops and equipment storage for the Pierce County Public Works Department and several small residential areas along the shoreline and adjacent to Purdy Drive NW and Goodnough Drive NW.

Pierce County accomplished the Purdy community inclusion into the urban growth area in November of 1995. In 1997, the Planning Commission considered comprehensive plan land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area. Following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential.

### **POLICY CONSIDERATIONS**

The Planning Commission conducted a public hearing on the proposed pre-annexation zoning plan for the Purdy area on March 5, 1998. Public notice was provided by publishing in the Peninsula Gateway on February 18, 1998 and mailing out to interested parties who requested to be notified during the last comprehensive plan update in 1997. At a worksession on March 19, 1998, the Planning Commission voted unanimously to recommend the proposed pre-annexation zoning plan for the Purdy Community. The zoning would only take effect upon annexation of the area affected.

### **FISCAL CONSIDERATIONS**

The adoption of this ordinance would not have a direct fiscal impact on the city.

## **RECOMMENDATION**

This is the first reading of the ordinance. Pursuant to RCW 35.A.14.340, the legislative body of a code city must conduct at least two public hearings on a proposed zoning regulation for an annexation area, to be held not less than thirty days apart. Although no annexation is pending and none is foreseen in the near future, the law applies for any area of the City's UGA where pre-annexation zoning is proposed..

The second hearing is scheduled for July 13, 1998.

**CITY OF GIG HARBOR PLANNING COMMISSION  
RESOLUTION # 1 OF 1998**

**A RESOLUTION OF THE CITY OF GIG HARBOR PLANNING  
COMMISSION RECOMMENDING ADOPTION BY THE GIG  
HARBOR CITY COUNCIL OF PROPOSED AMENDMENTS TO  
THE CITY OF GIG HARBOR ZONING DISTRICT MAP FOR THE  
PURDY AREA.**

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WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

WHEREAS, the City of Gig Harbor Comprehensive Plan Land Use Map establishes an Urban Growth Area (UGA) as defined by RCW 36.70A; and,

WHEREAS, the original UGA was adopted by Pierce County in 1994 and included Pierce County Land Use designations; and,

WHEREAS, the Purdy community inclusion into the urban growth area was accomplished in November of 1995 by Pierce County; and,

WHEREAS, the Planning Commission conducted a public hearing on February 27, 1997 to consider Comprehensive Plan land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area; and,

WHEREAS, following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that city zoning designations for the Purdy UGA be adopted, consistent with the City of Gig Harbor Comprehensive Plan and the Pierce County Comprehensive Plan; and,

WHEREAS, the Purdy area is a part of the City's Urban Growth Area (UGA) and is not subject to city land use standards until such time that the area may be annexed to

the City; and,

WHEREAS, the proposed zoning plan for the Purdy area is a reasonable representation of the city's land use designations as established in the City of Gig Harbor Comprehensive Plan, and as amended pursuant to Ordinance #755; and,

WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A

NOW, THEREFORE BE IT RESOLVED by the City of Gig Harbor Planning Commission that the Gig Harbor City Council adopt the proposed amendments to the City of Gig Harbor Zoning District Map (Urban Growth Area) as per the attached Exhibit "A".

PASSED this 2<sup>nd</sup> day of April 1998, by the City of Gig Harbor Planning Commission of those present at its regular meeting.

  
\_\_\_\_\_  
Paul Kadzik, Chairman

Date April 2, 1998.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA WITHIN THE PURDY COMMUNITY AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA .**

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WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

WHEREAS, the City of Gig Harbor Comprehensive Plan Land Use Map establishes an Urban Growth Area (UGA) as defined by RCW 36.70A; and,

WHEREAS, the original UGA was adopted by Pierce County in 1994 and included Pierce County Land Use designations; and,

WHEREAS, the Purdy community inclusion into the urban growth area was accomplished in November of 1995 by Pierce County; and,

WHEREAS, the Planning Commission conducted a public hearing on February 27, 1997 to consider Comprehensive Plan land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area; and,

WHEREAS, following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that city zoning designations for the Purdy UGA be adopted, consistent with the City of Gig Harbor Comprehensive Plan and the Pierce County Comprehensive Plan; and,

WHEREAS, the Purdy area is a part of the City's Urban Growth Area (UGA) and is not subject to city land use standards until such time that the area may be annexed to the City; and,

WHEREAS , the proposed zoning plan for the Purdy area is a reasonable representation of the city's land use designations as established in the City of Gig Harbor Comprehensive Plan, and as amended pursuant to Ordinance #755; and,

WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A.

WHEREAS, pursuant to RCW 35A.14.330 and.340, the City Council held two public hearings, not less than 30 days apart, on proposed preannexation zoning designations for the area; and,

WHEREAS, after taking public testimony during the two required public hearings, the City Council decided to adopt pre-annexation zoning designations established by this ordinance.

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Pre-Annexation Zoning Established. Pursuant to RCW35A.14.330 and .340, the following pre-annexation zoning designations are hereby established as provided as follows:

Residential

R-1 (Chapter 17.16)                      Low density residential  
Map areas 3 and 9

Residential Business

RB-1 (Chapter 17.28) Low density residential with low intensity business  
uses  
Map areas 1 and 10

Commercial Business

B-2 (Chapter 17.36)                      General retail and wholesale sales and  
service.  
Map areas 2 and 11

WC (Chapter 17.50)                      Retail, wholesale, light manufacturing  
Map area 4

Employment

ED (Chapter 17.45)                      Processing and manufacturing; limited retail  
Map areas 7 and 8



Public Institutional  
PI (Chapter 17.15)  
Map area 5 and 6

Public facilities

Section 2. Preannexation Zoning Map Adopted. A zoning map for the City of Gig Harbor Urban Growth Area, hereby referenced as Exhibit "A", attached, is hereby adopted.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

\_\_\_\_\_  
MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO.

**SUMMARY OF ORDINANCE NO. \_\_\_\_\_**

of the City of Gig Harbor, Washington

On the \_\_\_\_ day of \_\_\_\_\_, 1998, the City Council of the City of Gig Harbor, passed Ordinance No. \_\_\_\_\_. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA WITHIN THE PURDY COMMUNITY AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA .

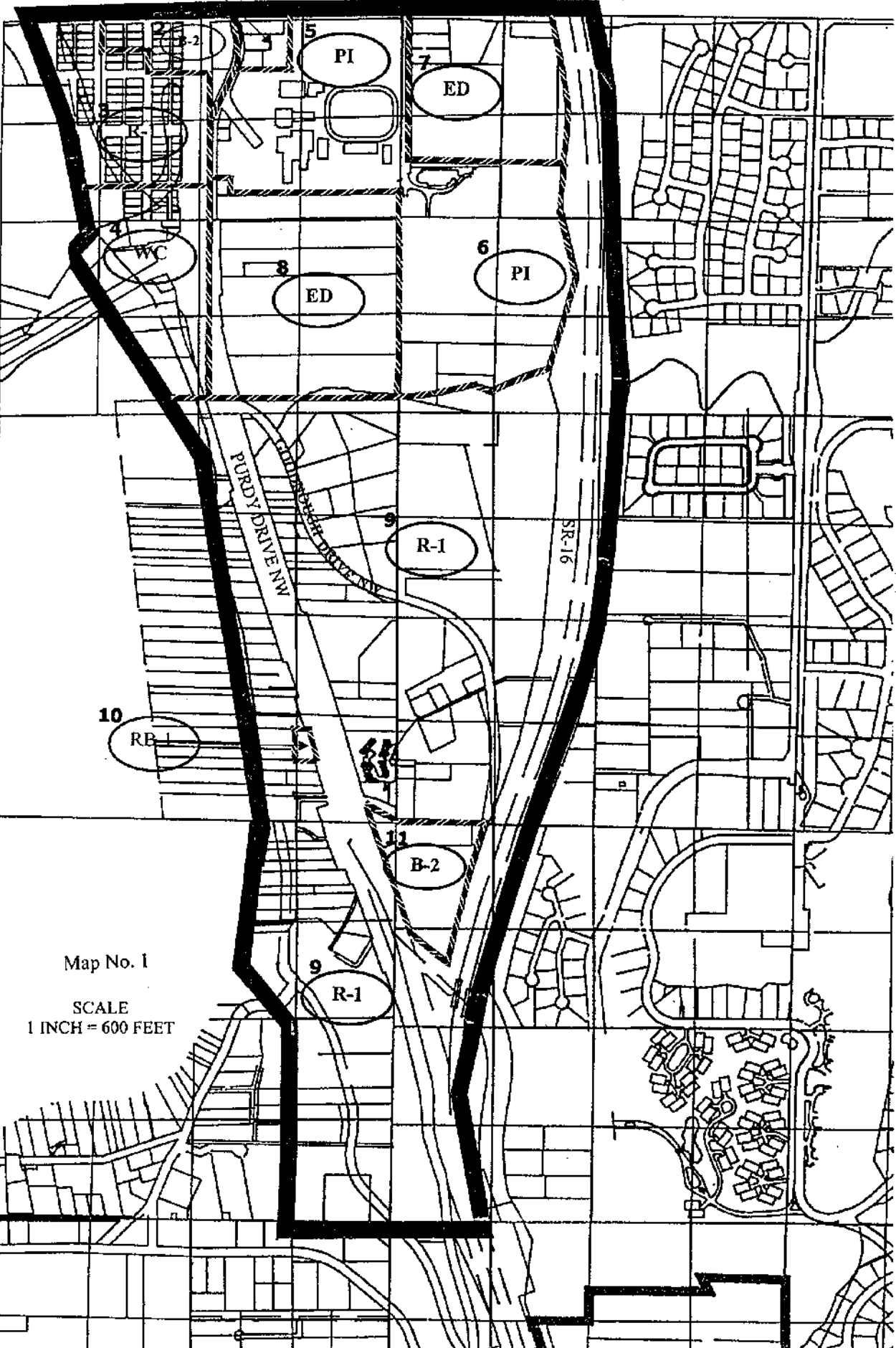
The full text of this Ordinance will be mailed upon request.

DATED this \_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
MOLLY TOWSLEE, CITY CLERK

City of Gig Harbor  
Proposed Zoning Districts  
Purdy Area UGA

1 RB-1



Map No. 1

SCALE  
1 INCH = 600 FEET



*City of Gig Harbor. The "Maritime City"*

DEPARTMENT OF PLANNING & BUILDING SERVICES  
3125 JUDSON STREET  
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**CITY OF GIG HARBOR PLANNING AND BUILDING SERVICES**

**REPORT TO THE CITY OF GIG HARBOR PLANNING COMMISSION**

**PROPOSED AMENDMENTS TO THE CITY OF GIG HARBOR  
ZONING DISTRICT MAP**

**FEBRUARY 25, 1998**

**ZONING DISTRICT MAP AMENDMENT FOR THE PURDY  
COMMUNITY INTO THE CITY'S URBAN GROWTH AREA.**

**Overview**

The Purdy community inclusion into the urban growth area was accomplished in November of 1995 by Pierce County. In 1997, the Planning Commission considered land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area. Following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential. A copy of the Comprehensive Plan land use map is attached.

The Purdy Area UGA encompasses approximately 348 acres, lying east of Henderson Bay/Burley Lagoon. The current uses within the area are varied and range from a small commercial strip along Purdy Drive NW (SR-302) adjacent to the shoreline, a high school and elementary school east of Purdy Drive NW, corporate office and equipment storage for Peninsula Light District, maintenance shops and equipment storage for the Pierce County Public Works Department and several small residential areas along the shoreline and adjacent to Purdy Drive NW and Goodnough Drive NW. The City proposes to apply City of Gig Harbor Zoning designations to this area as part of its UGA zoning map, consistent with the adopted comprehensive plan for this area.

### **Proposed Zoning**

The proposed zoning for the area breaks-down as follows:

- 8 acres as Low-Density residential-business (RB-1).
- 17 acres as Retail (B-2) along Purdy Drive NW.
- 20 acres as Commercial (WC-Waterfront Commercial) along the waterfront .
- 64 acres as Employment Districts (ED), east of Purdy Drive NW.
- 72 acres as Public Institutional (PI), Peninsula School District .
- 167 acres as Low Density Residential (R-1).

A description of the zoning districts, along with a proposed zoning district map (Map #1), is attached to the addendum.

## **ZONING DISTRICT MAP AMENDMENTS FOR THE WEST-SIDE BUSINESS DISTRICT**

### **Overview**

This area was annexed to the City in March of 1997. Prior to annexation, the City adopted ordinance No. 734 (August, 1996), which established a "pre-annexation" zoning map for the area. Following annexation, a local citizens planning committee was formed to review and recommend, amongst other issues, any proposed zoning district changes for this area. The Committee was composed of representatives of the business district and the residential neighborhoods within the area. The Committees' recommendation to the Council is attached with the recommended zoning district changes highlighted.

### **Proposed Zoning**

The committee recommended that several parcels within the business district be re-designated as follows:

- 22 acres from RB-2 (High intensity residential-business) and B-2 (Retail) to C-1 (General Commercial).
- 26 acres from RB-2 (High intensity residential-business) to retail-commercial (B-2).

The areas proposed for zoning district map changes are shown on the attached map as areas A, B, C and D.

Area A is proposed to be changed to C-1 from its current RB-2. The area has several small businesses and a mini-storage facility located north of Hunt Street and a small service retail located along SR-16. The area is designated as Commercial-Business under the City's Comprehensive Plan. The area is bordered by residential designations to the south of Hunt Street.

The residential area consists of a mobile home park bordering the west line and a church bordering the south line of the rezone area. The east is bordered by SR-16.

Area B is Stroh's feed lot and nursery. This area is proposed to be changed from B-2 to C-1. It is bordered on the north by commercial zoned lands, on the east and south by high density residential, and on the west by SR-16.

Area C is a five acre parcel which has a vested (Pierce County) commercial/light industrial business park. It is proposed to be changed from RB-2 to C-1. It is bordered on the north by low density residential zoned land, on the east by commercial zoned land and on the south and west by RB zoned lands.

Area D is dominated by business offices which have a mix of business and some retail use. It is proposed to be changed from RB-2 to B-2. Adjacent zoning districts are commercial to the east, RB to the south, low density residential to the west and RB to the north.

None of the above described areas in the Westside area are classified as environmentally sensitive areas.

A zoning district map (Map #2) showing the proposed changes is attached to this addendum.

### ANALYSIS

The Purdy area zoning was established by Pierce County after it was included in the city UGA in 1995. The County has established zoning designations similar to the city's designations, although the County designations provide for more intense development within the commercial (Community Centers) areas. The City zoning proposed does not supercede County designations and would not take effect unless the area is annexed to the City. There are no plans in the near future to consider annexation of the Purdy area. The zoning designations can also be used by the City Council as land-use performance standards when considering utility extension agreements for City sewer or water to private landowners. The City zoning designations are consistent with the City Comprehensive Plan Land Use Map designation for this area and are compatible with the County land use designations.

The Westside amendments are a recommendation of the Westside Subarea Planning Committee. The proposed amendments are consistent with the Comprehensive plan for the area.

#### Comprehensive Plan

The following sections of the City of Gig Harbor Comprehensive Plan are applicable to these proposed zoning district map amendments:

## LAND USE

GOAL: MANAGE URBAN GROWTH POTENTIALS (Page 6)

Maintain a realistic balance between the land's capability, suitable potential and the public's ability to provide urban level services.

### 1. Capable Areas

- To the best degree possible, allocate high density/intensity urban development onto lands which are capable of supporting urban uses and which pose the fewest environmental risks.

### 2. Suitable Areas

- As much as possible, allocate urban development onto lands which are suitable for urban use and which have the least social value in an undeveloped state.
- To the extent feasible and necessary, locate high intensity urban uses away from sites which have significant archaeological, historical, cultural or special social significance.

### 3. Serviceable Areas

- Allocate urban uses onto capable, suitable lands which can be provided roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.

## Commercial/Business (Page 8)

### Commercial-Business

Provides primarily retail and wholesale facilities, including service and sales. Where appropriate, mixed-use (residential with commercial) may be permitted through a planned unit development process. Commercial-business activities consist of the following:

- Retail sales and services
- Business and professional offices
- Mini-warehousing

Commercial areas which border residential designations or uses should use available natural features as boundaries.

Natural features should serve as buffers, which may consist of standing timber, streams or drainage swales.

- A minimum buffer width should be 30 feet.

- The density and depth of the buffer should be proportional to the intensity of the use.

Waterfront – Purdy Area(Page 9)

Provides for a variety of mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program and as more particularly defined under the zoning code. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense use waterfront areas would provide for higher density residential and commercial/retail uses.

Economic Development

1. Job creation (page 57)

Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area.

GOAL: INCREASE LOCAL ECONOMIC OPPORTUNITIES (page 58)

Support local business development efforts and property investment projects and programs, and protect local economic opportunities. Provide for an increasing home-based business sector as more citizens rely upon this manner of livelihood as either their supplemental or primary economic means.

\* \* \*

6. Small business development

\* \* \*

Encourage local business development opportunities, particularly for small start-up business concerns which may be owned by or employ local residents. Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups including older structures which may be suitably reused for business purposes.

Title 17 GHMC – Amendments to the Zoning Code

Pursuant to Section 17.100.035 (General Criteria for Zoning District Amendment). Requests for amending the zoning district designation of an area shall be based upon the following:

1. That the request for the zoning distinct reclassification is consistent with and furthers the goals policies and objectives of the comprehensive plan;



2. The requested zoning district classification or zoning code text change will further the public's health, safety and general welfare; and
3. That no substantial detrimental effect shall be caused by the granting of the requested reclassification or amendment.

### **STAFF RECOMMENDED FINDINGS**

Staff recommends adoption of the following findings:

1. The Purdy area is a part of the City's Urban Growth Area (UGA) and is not subject to city land use standards until such time that the area may be annexed to the City.
2. The City zoning designations as applied to the Purdy area may be used by the City Council as performance standards for the contractual granting of city utilities to private property within the Purdy area.
3. The proposed zoning plan for the Purdy area is a reasonable representation of the city's land use designations as established in the City of Gig Harbor Comprehensive Plan, and as amended pursuant to Ordinance #755.
4. The proposed zoning designations for the Purdy area are compatible with the Pierce County land use designations.
5. The proposed zoning district changes to the Westside area are a recommendation of the citizens Westside Subarea Planning Committee, as established by the Mayor in July of 1997.
6. Several goals in the Comprehensive Plan relate to Economic Development and job opportunities within the city and its UGA. Increasing the availability of commercially zoned lands for those areas considered suitable by the Comprehensive Plan serves to implement the City's adopted economic development policies.
7. The C-1 and B-2 districts as proposed in the Westside area require that a 30 vegetated buffer be retained between the commercial use and the adjacent residential use or zone. Additionally, the City's Design Manual requires the retention of 20% of existing native over-story vegetation for all commercial developments.
8. The Zoning Code standards in conjunction with the Design Manual provide adequate performance standards to mitigate potential impacts from commercial uses adjacent to residential.

9. The proposed zoning district changes are consistent with the Comprehensive Land Use Plan for the sections stated and furthers the goals, policies and objectives of the Plan.
10. The proposed zoning district changes further the public's health, safety and general welfare by providing suitable locations for commercial development within the City of Gig Harbor.
11. The proposed zoning district changes will not have a substantial detrimental effect as future developments must be consistent with the City's adopted design standards and zoning code performance standards.

Staff recommends that the Planning Commission adopt proposed the findings and forward a recommendation to the City Council for the approval of the proposed land use designations.

R 1 E

R 2 E

Purdy Area UGA

UGA

CITY LIMITS

T 22 N

1

T 21 N


12

Westside Business District

18

21

LEGEND:

	RESIDENTIAL LOW
	RESIDENTIAL MEDIUM
	EMPLOYMENT CENTERS
	COMMERCIAL/BUSINESS
	PUBLIC/INSTITUTIONAL
	WATERFRONT
	PLANNED COMMUNITY
	PRESERVATION AREAS
	MIXED USE

**CITY OF GIG HARBOR  
COMPREHENSIVE PLAN  
GENERALIZED LAND USE MAP**

AMENDED APRIL 28, 1997  
ORDINANCE NOS. 755 AND 756  
1988 0 1996 2400  
GRAPHIC SCALE







*City of Gig Harbor. The "Maritime City"*

DEPARTMENT OF PLANNING & BUILDING SERVICES  
3125 JUDSON STREET  
GIG HARBOR, WASHINGTON 98335  
(253) 851-4278

**TO: MAYOR WILBERT AND CITY COUNCIL**  
**FROM: STEVE BOWMAN, BUILDING OFFICIAL/FIRE MARSHAL**  
**DATE: MAY 15, 1998**  
**SUBJECT: ADOPTION OF THE WA. STATE BUILDING CODES WITH STATE AND CITY REVISIONS**

**INTRODUCTION:**

The Washington State Legislature has delegated the responsibility for revising the State Building Codes to the Building Code Council (BCC). Revisions to the State Building Codes were adopted by the BCC on November 14, 1997 with an effective date set for July 1, 1998. Complete copies of the Uniform Codes and their revisions are available for review in the Gig Harbor Department of Planning and Building.

**POLICY ISSUES:**

Attached for your consideration is an ordinance, for adoption by reference, of the BCC revisions. Included are revisions to the Uniform Building, Fire, Plumbing, Mechanical, Barrier Free, and Energy Codes. The Washington State Building Code Council has prepared small business economic impact statements under Chapter 19.85 RCW for the State adoption of the Uniform Codes and the WA State amendments.

The Washington State BCC has amended the 1997 UBC to provide an exception to the Uniform Fire Code requirement for auto-fire sprinkler system within existing buildings that are converted to schools which have 50 or more students. It is the recommendation of Gig Harbor Building Code Advisory Board (BCAB), Fire District No. 5 and the Fire Marshal that this exception not be adopted and the draft ordinance is written without the BCC exception.

**Proposed revisions to the Gig Harbor Municipal Code from what was previously adopted by the City Council:**

1. **PAGE 2** Appendix 29 UBC is adopted to correspond to WA State Amendment to restroom fixture schedule.
2. **PAGE 3** Building permits required for signs
3. **PAGE 4** Definition of those signs that would be exempt from building permits
4. **PAGE 10** Adoption of the UPC installation standards – Appendix I
5. **PAGE 13** Adoption of the UMC installation standards – Appendix A
6. **PAGE 16** Adoption of UFC Appendix II-A on Hazardous Fire Areas

7. **PAGE 16** Adoption of UFC Appendix IV-A on Interior Floor Finishes
8. **PAGE 16** Adoption of UFC Appendix IV-B on Christmas Trees
9. **PAGE 16** Requiring E-1 Occupancies (Schools with 50+ children) to have auto-fire sprinkler systems. Washington State BCC has adopted an exception (WAC 51-44-1003) to the 1997 UBC which deletes the requirement that auto-fire sprinkler systems must be installed in existing buildings that are converted to an E-1 Occupancy.
10. **PAGE 25** Deletion of Section 15.12.080(A)(4) of the Gig Harbor Municipal Code is proposed by the BCAB. This section is peculiar to the City of Gig Harbor and requires a higher fire safety for building construction and/or fire flow than what is provided in other jurisdictions. This section does not allow the use of auto-fire sprinkler systems to reduce the required fire flow when auto-fire sprinkler systems are required due to a particular requirement within the Uniform Building Code. A higher fire resistive construction, the use of additional fire walls and a higher fire flow all have been required to allow the construction of buildings under the administration of this section.
11. **PAGE 30** Clarifying the interpretation of Appendix III-B UFC for fire hydrant spacing.
12. **PAGE 35** Clarifying the requirement that all **existing** hotels and motels must have auto fire sprinkler systems installed within 5 years after the effective date of this ordinance or the effective date of annexation.

Other revisions are editorial to remove references to previous code editions which are no longer City or State codes. Many of the amendments to the 1997 codes while are shown in this draft ordinance to be underlined or striken through are actually the same as those previously adopted by the City Council. This draft ordinance should allow the City Council to see all of the areas of both previous and proposed amendments to the codes.

The draft ordinance before you would approve the WA State revisions to the 1997 UBC as recommended by the City of Gig Harbor Building Code Advisory Board during their meeting on May 11, 1998. The City of Gig Harbor Building Code Advisory Board is concerned that the City of Gig Harbor have standards that are uniform or of a higher standard than those standards enforced in the jurisdictions surrounding the City of Gig Harbor.

The City Attorney has reviewed a previous draft of the adopting ordinance and modifications have been completed to address the City Attorney's recommendations.

**RECOMMENDATION:**

The Mayor and City Council adopt the 1997 Uniform Building Codes with the revisions as adopted by the Washington State Building Code Council and as recommended by the Gig Harbor Building Code Advisory Board, after the second reading of the ordinance and inclusion of any required revisions.

**CITY OF GIG HARBOR  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING THE WASHINGTON STATE BUILDING CODE, including the 1997 editions to the Uniform Building Code, Uniform Fire Code, Uniform Plumbing Code, Uniform Mechanical Code, and the Washington Administrative Code amendments to these 1997 Uniform, certain code standards and local amendments; repealing chapters 15.06, 15.08, 15.10, 15.12, and 15.32 adding new chapters 15.06, 15.08, 15.10, 15.12, and 15.32 and amending Section 15.18.002 of the Gig Harbor Municipal Code, declaring an emergency and providing an effective date.**

**WHEREAS, the Washington State Legislature has adopted the 1997 editions to the Uniform Building, Fire, Plumbing, Mechanical Codes, together with certain Washington Administrative Code ("WAC") amendments Codes and uniform code standards and amended the Washington State Energy and Ventilation; and,**

**WHEREAS, the Codes as amended will become effective in all cities and counties in the State of Washington on July 1, 1998; and,**

**WHEREAS, the Gig Harbor Municipal Code must be amended to reflect the adoption of the new regulations; and,**

**WHEREAS, the Gig Harbor City Council finds that the adoption of the 1997 Uniform Building Codes with certain Washington State Building Code amendments is in the public interest.**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:**

Section 1. Chapter 15.06 of the Gig Harbor Municipal Code is hereby repealed.

Section 2. A new chapter 15.06 is hereby added to the Gig Harbor Municipal Code, to read as follows:

Chapter 15.06  
UNIFORM BUILDING CODE

Sections:

- |           |  |
|-----------|--|
| 15.06.010 | Uniform Building Code adopted.   |
| 15.06.015 | Building permits and other permits exempt from SEPA are excluded from project permit processing in GHMC Title 19 |

- 15.06.020 Uniform Code for the Abatement of Dangerous Buildings adopted.
- 15.06.030 Historic Building Code adopted.
- 15.06.040 Appeals - Hearing examiner/building code advisory board.
- 15.06.041 Amendment to Section 106.1, Uniform Building Code.
- 15.06.042 Amendment to Section 106.2, Uniform Building Code.
- 15.06.050 Complete Permit Application.
- 15.06.060 Expiration.
- 15.06.070 Permit fees.
- 15.06.080 Amendment to Section 310.10, Uniform Building Code.
- 15.06.090 Amendment to Section 904.2.8, Uniform Building Code.
- 15.06.100 Amendment to Section 1006.3, Uniform Building Code.

**15.06.010 Uniform Building Code Adopted.** The Uniform Building Code, 1997 Edition, including Appendix Chapters 15, 29 and 33, and the Uniform Building Code Standards, 1997 Edition, published by the International Conference of Building Officials, and as amended by the State of Washington as Chapter 51-40 Washington Administrative Code, are adopted for use within the City of Gig Harbor.

**15.06.015 Building permits and other permits exempt from SEPA are excluded from project permit processing in GHMC Title 19.**

Pursuant to RCW 36.70B.140(2), building permits, other construction permits or similar administrative approvals which are categorically exempt from environmental review under the State Environmental Policy Act (Chapter 43.21C RCW) and GHMC Title 18 (SEPA), or permits/approvals for which environmental review has been completed in connection with other project permits under GHMC Title 19, are excluded from the following procedures:

- A. Determination of completeness (GHMC 19.02.003(A));
- B. Notice of application (GHMC 19.02.004);
- C. Except as provided above, optional consolidated project permit review processing (GHMC 19.02.002(B));
- D. Joint public hearings (GHMC 19.01.004);
- E. Single report stating all the decisions and recommendations made as of the date of the report that do not require an open record hearing (GHMC 19.02.002(C));
- F. Notice of decision (GHMC 19.05.008); and
- G. Completion of project review within applicable time periods (including 120-day permit processing time) (GHMC 19.05.008, 19.05.009).

**15.06.020 Uniform Code for the Abatement of Dangerous Buildings Adopted.** The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is adopted for use within the City of Gig Harbor.

**15.06.030 Historic Building Code Adopted.** The Historic Building Code, Chapter 51-19 WAC, is adopted for use within the City of Gig Harbor.



**15.06.040** Amendment to Section 105.1, Uniform Building Code. Section 105.1 of the Uniform Building Code is amended as follows:

~~105.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and hereby is created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member and shall act as secretary to said board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the building official. The Gig Harbor Building Code Advisory Board, pursuant to chapter 15.02 GHMC shall make interpretations, hear appeals of administrative determinations, orders or decisions of the building official, review new code standards and ordinance revisions within GHMC Title 15, and make recommendations to the Gig Harbor city council when new standards or revisions to GHMC Title 15 are being considered for adoption.~~

**15.06.041** Amendment to Section 106.1, Uniform Building Code. Section 106.1 of the Uniform Building Code is amended as follows:

**Permits Required.** Except as specified in Section 106.2, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. A building permit shall also be required for the installation or structural modification of a sign which will be attached to a building or be self supporting with the top of the sign over thirty six inches above grade. The obtaining of a building permit for the installation or structural modification of a sign does not exempt the applicant from obtaining the necessary sign permit.

**15.06.042** Amendment to Section 106.2, Uniform Building Code. Section 106.2 of the Uniform Building Code is amended as follows:

- 106.2 Work Exempt from Permit.** A building permit shall not be required for the following:
1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provide the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).
  2. Fences not over 6 feet (1829 mm) high.

3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.
5. Retaining walls that are not over 4 feet (1219 mm in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2:1.
7. Platforms, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 45 inches (1372 mm).
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927 L).
12. All interior signs, flags, pennants, streamers, banners, balloons, inflatable signs, the painting of a sign on glazing, the change of a sign plastic face and other non-structural modifications to a sign which is attached to a building or non-structural modifications to a self supported sign. This exception does not exempt the applicant from obtaining the necessary sign permit.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

**15.06.050 Amendment to Section 106.3.1, Uniform Building Code.** Section 106.3.1 of the Uniform Building Code is amended as follows:

**106.3.1 Application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the ~~code enforcement agency~~ City for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made;

2. Describe the land on which the proposed work is to be done by legal description, street address, tax parcel number or similar description that will readily identify and definitely locate the proposed building or work;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 106.3.2;
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building;
6. Be signed by the applicant, or the applicant's authorized agent;
7. ~~Give such other data and information as may be required by the building official.~~ The property owner's name, address and phone number;
8. The prime contractor's business name, address, phone number, current state contractor registration number;
9. Either:
  - a. the name, address and phone number of the office of the lender administering the interim construction financing, if any, or
  - b. the name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction project.
10. Any information required to demonstrate compliance with the State Environmental Policy Act, as adopted by the City under Title 18 GHMC.
11. Evidence of an adequate water supply for the intended use of the structure or building, as required by RCW 19.27.097.

- A. The information required on the application by subsections A(1), A(2), A(7), A(8), and A(9) of this section shall be set forth on the building permit document which is issued to the owner, and on the inspection record card which shall be posted at the construction site.
  
- B. The information required by subsection A(1), A(2), A(7), A(8), and A(9) of this section and information supplied by the applicant after the permit is issued under subsection (D) of this section shall be kept on record in the office where building permits are issued and made available to any person upon request. If a copy is requested, a reasonable charge may be made.
  
- C. If any of the information required by subsection A(9) of this section is not available at the time the application is submitted, the applicant shall so state and the application shall be processed forthwith and the permit issued as if the information had been supplied, and the lack of the information shall not cause the application to be deemed complete for the purposes of vesting. However, the applicant shall provide the remaining information as soon as the applicant can reasonably obtain such information.

**15.06.060. Amendment to Section 106.4.4, Uniform Building Code.** Section 106.4.4 of the Uniform Building Code is amended as follows:

**106.4.4 Expiration.**

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if: (1) the building or work authorized by such permit is not commenced within 180 days from the date of such permit; (2) ~~or~~ if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days; or (3) if the building or work authorized by such permit has not been completed, a final inspection has not been given and a certificate of occupancy has not issued within one year from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further than such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**15.06.070 Amendment to Section 107.2, Uniform Building Code.**

Section 107.2 of the Uniform Building Code is amended as follows:

**107.2 Permit Fees.**

A fee for each permit shall be paid to the City of Gig Harbor in the amount set forth in Table 1-A and as amended in Title 3.4 of the Gig Harbor Municipal Code.

The determination of value or valuation under any of the provisions of this code shall be made by the building official, who shall use the most current publication of the Building Valuation Work sheet, which is based upon data compiled by the International Conference of Building Officials and published in the Building Standards as a building cost reference. Said building valuation Work sheet shall be posted in the City Building Department of Planning and Building. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

**15.06.080 Amendment to Section 310.10, Uniform Building Code.** Section 310.10 of the Uniform Building Code is amended as follows:

**310.10 Fire Alarm Systems.**

Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height, or two or more stories in height with a basement, or containing ~~16 or more~~ than five (5) dwelling units, in hotels three or more stories in height or containing 20 or more guest rooms and every hotel and motel which contains six (6) or more guest rooms and in congregate residences three or more stories in height or having an occupant load of 20 or more. A fire alarm and

communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

**EXCEPTIONS:**

1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court or yard, exterior stairway or exterior exit balcony.
2. A separate fire alarm system need not be provided in buildings that are protected throughout by an approved supervised fire sprinkler having a local alarm to notify all occupants.

The alarm signal shall be a distinctive sound that is not used for any other purpose other than the fire alarm. Alarm-signaling devices shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by 15 decibels minimum, or exceeds any maximum sound level with a duration of 30 seconds minimum by 5 decibels minimum, whichever is louder. Sound levels for alarm signals shall be 120 decibels maximum.

For the purposes of this section, area separation walls shall not define separate buildings.

Also see Section 15.12.111 of the Gig Harbor Municipal Code which is the city of Gig Harbor amendment to Section 1007.2.9.2 Uniform Fire Code for installation requirements in existing Group R Occupancies.

**15.06.090 Amendment to Section 904.2.9, Uniform Building Code.** Section 904.2.9 of the Uniform Building Code is amended as follows:

**904.2.9 Group R, Division 1 Occupancies.** An automatic sprinkler system shall be installed throughout every ~~apartment house building classified as a Group R, Division 1 occupancy which exceeds 5,000 square feet or exceeds three or more stories in height~~ two (2) stories in height or containing 16 ~~5~~ or more dwelling units, every congregate residence three or more stories in height or having an occupant load of ~~20 or more~~ more than 10, and every hotel ~~three or more stories in height or containing 20 or more guest rooms, and~~

motel guest rooms (e.g., for the purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.) Residential or quick-response standard sprinklers shall be used in the dwelling units, exitways (the entire means of egress as required in Chapter 10 of the Uniform Building Code) and guest room portions of the building.

For the purpose of this Section, area separation walls shall not define separate buildings.

**15.06.100 Amendment to Section 1003.3.3.3, Uniform Building Code as Amended by the State of Washington Building Code Council.** Section 1003.3.3.3 of the Uniform Building Code, is amended as follows:

**1003.3.3.3 Rise and Run.**

- A. The rise of steps and stairs shall not be less than 4 inches (102 mm) nor more than ~~7 1/2 inches (190mm)~~ 7 inches (178 mm). The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5mm). Except as permitted in Sections 1003.3.3.8.1, 1003.3.3.8.2 and 1003.3.3.8.3, the run shall not be less than ~~10 inches (254 mm)~~ 11 inches (279 mm), as measured horizontally between the vertical planes of the furthestmost projections of adjacent treads or nosings. Stair treads shall be of uniform size and shape, except the largest tread run within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

**EXCEPTIONS:**

1. Private steps and stairways serving an occupant load of less than 10 and stairways to unoccupied roofs may be constructed with an 8-inch-maximum (203 mm) rise and a 9-inch-minimum (229 mm) run.
  2. Where the bottom or top riser adjoins a sloping public way, walk or driveway having an established grade and serving as a landing, the bottom or top riser may be reduced along the slope.
  3. Steps and stairways serving three and four family dwellings may be constructed with a 7 1/2 inches (190 mm) rise and a 10 inches (254 mm) run.
- B. Where Exception 2 to Section 1103.2.2 is used in a building design, the run of stair treads shall not be less than 11 inches (279 mm), as

measured horizontally between the vertical planes of the furthest projections of adjacent tread. The largest tread within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Section 3. Chapter 15.08 of the Gig Harbor Municipal Code is hereby repealed.

Section 4. A new chapter 15.08 is hereby added to the Gig Harbor Municipal Code,

to read as follows:

Chapter 15.08  
UNIFORM PLUMBING CODE

Sections:

- 15.08.010 Provisions adopted.
- 15.08.020 Violations and Penalties
- 15.08.030 Expiration.
- 15.08.040 Appeals - Hearing examiner/building code advisory board.
- 15.08.050 Building Official – Administrative Authority

**15.08.010 Provisions Adopted.** The Uniform Plumbing Code, 1997 Edition, including Appendix Chapters A, B, D, H and I, published by the International Association of Plumbing and Mechanical Officials and as amended by the Washington State Building Code Council as Chapters 51-46 and 51-47 WAC are adopted by reference for use within the city of Gig Harbor.

**15.08.020 Amendment to Section 102.3, Violations and Penalties.** Section 102.3 of the Uniform Plumbing Code is amended as follows:

**102.3 Violations and Penalties.**

**102.3.1 Violations.** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, or maintain any plumbing or permit the same to be done in violation of this Code.

**102.3.2 Penalties.** ~~Any person, firm or corporation violating any provision of this Code shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or imprisonment set forth by the governing laws of the jurisdiction. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall be deemed to constitute a separate offense.~~ Penalties and fines for a violation of this chapter shall be as prescribed in Section 15.18.018(C) of the Gig Harbor Municipal Code.



**15.08.030 Amendment to Section 103.3.4, Uniform Plumbing Code.** Section 103.3.4 of the Uniform Plumbing Code is amended as follows:

**103.3.4 Expiration.** Every permit issued by the ~~Administrative Authority~~ building official under the provisions of this code shall expire by limitation and become null and void under any of the following circumstances: (1) if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit; (2) or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; (3) or if the work authorized by such permit has not been completed and a final inspection and approval has not been given within one year from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, than such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The ~~Administrative Authority~~ building official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**15.08.40 A New Section 104 to the Uniform Plumbing Code.** A new Section 15.08.040 is hereby added to the Gig Harbor Municipal Code, to read as follows:

**Section 104 APPEALS.** Requests for interpretations, appeals of administrative determinations, orders or decisions of the building official shall be heard by the Building Code Advisory Board pursuant to chapter 15.02 GHMC.

**15.08.050 Amendment to Section 203.0 to the Uniform Plumbing Code.** Section 203.0 of the Uniform Plumbing Code is amended as follows:

**Section 203.0**

**-A-**

**ABS** – Acrylonitrile-Butadiene-Styrene.

**Accessible** – When applied to a fixture, connection, appliance, or equipment, “accessible” means having access thereto, but which first may require the removal of an access panel, door, or similar obstruction. “Readily accessible” means direct access without the necessity of removing any panel, door, or similar obstruction.

**Administrative Authority** – ~~The city of Gig Harbor building official individual official, board, department, or agency established and authorized by a state, county, city, or other political subdivision created by law to administer and enforce the provisions of the plumbing code as adopted or amended.~~ This definition shall include the Administrative Authority’s city of Gig Harbor building official’s duly authorized representative.

**Airbreak** – A physical separation which may be a low inlet into the indirect waste receptor from the fixture, appliance, or device indirectly connected.

**Air Chamber** – A pressure surge-absorbing device operating through the compressibility of air.

**Airgap, Drainage** – The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe, plumbing fixture, appliance or appurtenance conveying waste to the flood level rim of the receptor.

**Airgap, Water Distribution** – The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet conveying potable water to the flood level rim of any tank, vat or fixture.

**Anchors** – See Supports.

**Approved** – Accepted or acceptable under an applicable specification or standard stated or cited in this Code, or accepted as suitable for the proposed use under procedures and authority of the Administrative Authority.

**Approved Testing Agency** – An organization primarily established for purposes of testing to approved standards and approved by the Administrative Authority.

**Area Drain** – A receptacle designed to collect surface or storm water from an open area.

**Aspirator** – A fitting or device supplied with water or other fluid under positive pressure which passes through an integral orifice or constriction, causing a vacuum.

Section 5. Chapter 15.10 of the Gig Harbor Municipal Code is hereby repealed.

Section 6. A new chapter 15.10 is hereby added to the Gig Harbor Municipal Code, to read as follows:

Chapter 15.10  
UNIFORM MECHANICAL CODE

Sections:

- 15.10.010 Provisions adopted.
- 15.10.020 Appeals - Hearing examiner/building code advisory board.
- 15.10.030 Expiration.
- 15.10.040 Building Official – Administrative Authority

**15.10.010 Provisions adopted.** The Uniform Mechanical Code, 1997 Edition, including Appendix A, published by the International Conference of Building Officials, as amended by the Washington State Building Code Council in Chapter 51-42 WAC, is adopted for use within the City of Gig Harbor.

**15.10.020 Amendment to Section 110.1, Uniform Mechanical Code.** Section 110.1 of the Uniform Mechanical Code is amended as follows:

**Section 110.1 - BOARD OF APPEALS.** ~~In order to hear and decide appeals of orders, decisions or determinations made by the Administrative Authority relative to the application and interpretations of this code, there shall be and hereby is created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to mechanical design, construction and maintenance and the public health aspects of mechanical systems and who are not employees of the jurisdiction. The Administrative Authority shall be an ex officio member and shall act as secretary to said board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant, with a duplicate copy to the the Administrative Authority. Requests for interpretations, appeals of administrative determinations, orders or decisions of the building official shall be heard by the Building Code Advisory Board pursuant to chapter 15.02 GHMC.~~

**15.10.030 Amendment to Section 114.4.1, Uniform Mechanical Code.** Section 114.4.1 of the Uniform Mechanical Code is amended as follows:

**114.4.1 Expiration.** Every permit issued by the ~~Administrative Authority~~ building official under the provisions of this code shall expire by limitation and become null and void under any of the following circumstances: (1) if the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit; (2) or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; (3) or if the work authorized by such permit has not been completed and a final inspection and approval

~~has not been given within one year from the date of such permit.~~ Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, than such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. ~~The Administrative Authority building official~~ may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**15.10.040 Amendment to Section 203.0 to the Uniform Mechanical Code.**  
Section 203.0 of the Uniform Mechanical Code is amended as follows:

**Section 203.0**

**-A-**

**ABSORPTION UNIT** is an absorption refrigeration system which has been factory –assembled and tested prior to its installation

**ACCESSIBLE** means having access to but which first may require the removal of an access panel, door or similar obstruction covering the item described.

**ACCESSIBLE, READILY** means capable of being reached safely and quickly for operation, repair or inspection without requiring those to whom ready access is requisite to climb over or remove obstacles, or to resort to the use of portable access equipment.

**Administrative Authority** is the city of Gig Harbor building official ~~individual official, board, department, or agency established and authorized by a state, county, city, or other political subdivision created by law to administer and enforce the provisions of the mechanical code as adopted or amended.~~ This definition shall include the ~~Administrative Authority's~~ city of Gig Harbor building official's duly authorized representative.

**AIR, COMBUSTION.** See COMBUSTION AIR

**AIR, CONDITIONED** is air which has been treated to achieve a desired level of temperature, humidity or cleanliness.

**AIR-HANDLING UNIT** is a blower or fan used for the purpose of distributing supply air to a room, space or area.

**AIR, MAKEUP** is air which is provided to replace air being exhausted.

**AIR-MOVING SYSTEM** is a system designed to provide heating, cooling or ventilation in which one or more air-handling units are used to supply air to a common space or are drawing air from a common plenum or space.

**AIR, OUTSIDE** is air from outside the building intentionally conveyed by openings or ducts to rooms or to conditioning equipment.

**AIR, RETURN** is air from the conditioned area that is returned to the conditioning equipment for reconditioning.

**AIR, SUPPLY** is air being conveyed to a conditioned area through ducts or plenums from a heat exchanger of a heating, cooling, absorption or evaporative cooling systems.

**APPLIANCE** is a device which utilizes fuel or other forms of energy to produce light, heat, power, refrigeration or air conditioning. This definition also shall include a vented decorative appliance.

**APPROVED**, as to materials, equipment and method of construction, refers to approval by the Administrative Authority as the result of investigation and tests by the Administrative Authority, or by reason of accepted principles or tests by national authorities, technical or scientific organizations.

**APPROVED AGENCY** is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the Administrative Authority.

**ASSEMBLY BUILDING** is a building or a portion of a building used for the gathering together of 50 or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking, dining, or awaiting transportation.

**AZEOTROPE** is a refrigerant blend comprising multiple components of different volatiles that, when used in refrigeration cycles, do not change volumetric composition or saturation temperature as they evaporate.

Section 7. Chapter 15.12 of the Gig Harbor Municipal Code is hereby repealed.

Section 8. A new chapter 15.12 is hereby added to the Gig Harbor Municipal Code, to read as follows:

Chapter 15.12  
UNIFORM FIRE CODE

Sections:

- |           |   |
|-----------|---|
| 15.12.010 | Provisions adopted.                               |
| 15.12.020 | Amendment to Section 103.1.4, Appeals.            |
| 15.12.030 | Amendment to Section 104.2, Investigations.       |
| 15.12.040 | Amendment to Article 2, Definitions – Additional. |
| 15.12.041 | Amendment to Article 2, Definitions – Chief.      |

- 15.12.042 Amendment to Article 2, Definitions – Fire Department.
- 15.12.050 Amendment to Section 901.4.2, Fire apparatus access.
- 15.12.060 Amendment to Section 902.2.2.1, Fire apparatus access dimensions.
- 15.12.070 Amendment to Section 902.2.2.3, Turning Radius
- 15.12.080 Amendment to Section 903.3, Type of water supply.
- 15.12.090 Amendment to Section 903.4.2, Required installations.
- 15.12.100 Amendment to Sections 1003.2.9, Fire sprinkler systems, Group R, Div. 1.
- 15.12.110 Amendment to Section 1007.2.9.1.1, Fire Alarm Systems.
- 15.12.111 Amendment to Section 1007.2.9.2, Fire Alarm Systems, Existing Buildings.
- 15.12.120 Establishment of limited in districts for storage of compressed natural gas.
- 15.12.130 Establishment of limits of districts in which storage of explosives and blasting agents is to be prohibited.
- 15.12.140 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is to be prohibited.
- 15.12.150 Establishment of limits in which bulk storage of liquefied petroleum gas is to be restricted.
- 15.12.151 Establishment of limits in which bulk storage of stationary tanks of flammable cryogenic fluids are prohibited.
- 15.12.152 Establishment of limits in which storage of hazardous materials is to be prohibited or limited.
- 15.12.160 Amendments to Section 8504, Abatement of Electrical Hazards.
- 15.12.170 Amendments to Appendix III-C, Testing Personnel
- 15.12.180 Amendment to Section 6.3, Appendix II-C, Pier Fire Flow.

**15.12.015 Provisions adopted.** The Uniform Fire Code, 1997 Edition, including Appendix Chapters I-A, II-A, II-C, II-D, II-E, II-F, III-A, III-B, III-C, IV-A, IV-B, V-A and VI-A, and the Uniform Fire Code Standards, published by the International Conference of Building Officials and the Western Fire Chiefs' Association, as amended by the Washington State Building Code Council in Chapter 51-44 and 51-45 of the WAC, with the exception of WAC 51-44-0900 and 51-44-1003.2.4.1, are adopted for use within the City of Gig Harbor.

**15.12.020 Amendment to Section 103.1.4, Uniform Fire Code.** Section 103.1.4 of the Uniform Fire Code is amended as follows:

**103.1.4 APPEALS.** ~~To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgement upon pertinent matters. The chief shall be an ex officio member and shall act as secretary of the board. The board of appeals shall be appointed by the executive body and shall hold office at their pleasure. The board shall adopt reasonable rules and regulations for conducting its~~

~~investigations and shall render decisions and findings in writing to the fire chief, with a duplicate copy to the appellant. Requests for interpretations, appeals of administrative determinations, orders or decisions of the fire marshal shall be heard by the Gig Harbor Building Code Advisory Board pursuant to chapter 15.02 GHMC. The Gig Harbor Building Code Advisory Board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.~~

**15.12.030 Amendment to Section 104.2, Uniform Fire Code.** Section 104.2 of the Uniform Fire Code is amended as follows:

~~104.2 Investigations. The fire department Fire Chief of Pierce County Fire District No. 5 or his/her designee is authorized to investigate promptly the cause, origin and circumstances of each and every fire occurring in the jurisdiction in the City involving loss of life or injury to person or destruction or damage to property and, if it appears to the bureau of investigation that such fire is of suspicious origin, they are authorized to take immediate charge of all physical evidence relating to the cause of the fire and are authorized to pursue the investigation to its conclusion. When any fire investigation indicates that the cause of the fire is determined to be suspicious or criminal in nature, the Fire Chief of Pierce County Fire District No. 5 or his/her designee shall immediately report the results of the investigation to the Police Chief and the Chief of the Washington State Patrol, through the state fire marshal.~~

The chief Fire Chief of Pierce County Fire District No. 5 or his/her designee is authorized to investigate the cause, origin and circumstances of unauthorized releases of hazardous materials.

The City of Gig Harbor police department is authorized to assist the fire department in its investigation when requested to do so.

**15.12.040 Amendment to Article 2, Uniform Fire Code.** Section Article 2 of the Uniform Fire Code is amended as follows:

The following are additional definitions and abbreviations to those found in Article 2 of the Uniform Fire Code:

1. "AWWA" means the American Water Works Association.

2. "Building valuation data" means the Building Standards monthly publication issued by the International Conference of Building Officials.
3. "Commercial areas" means any development with buildings other than dwellings or industrial structures. Questions arising in the interpretation of this definition, concerning whether a development is commercial shall be resolved by reference to the occupancy tables contained in the Uniform Fire Code.
4. "Corporation counsel," as used in the Uniform Fire Code, means the city attorney for Gig Harbor.
5. "Dead-end main" means a water main over 50 feet long and not being fed from both ends at the time of installation.
6. "Draft hydrant" means a mechanical device designed for the removal of water by a fire pumper by applying a negative pressure without going through the normal domestic water system.
7. "Expanding water system" means an approved, expanding water system which is undertaking new construction (definition follows) to provide water service to additional service connections. Any expanding water system shall install facilities sized to meet the necessary minimum design criteria for area being served. The expanding system shall show by plans submitted by a registered professional engineer how fire flow, if required, is to be provided and the plan shall be approved by the Gig Harbor public works department and the Gig Harbor fire marshal.
8. "Fire flow" means the flow of water required for fire-fighting at a specific building or within a specific area.
9. "Flush-type hydrant" means a hydrant installed entirely below grade.
10. "G.P.M." or "g.p.m." means gallons per minute.
11. Hydrant. "Hydrants" shall mean fire hydrants as approved by the city fire marshal. Special purpose adapters may be used with approval of the fire department.



12. "Industrial area" means manufacturing operations conducted in buildings of conventional design suitable for various types of manufacture.
13. "Inspector" of the fire department, or bureau of fire prevention, means personnel designated and assigned to perform the fire inspection functions by the fire marshal of Gig Harbor.
14. "Office of fire prevention and arson control," as used in the Uniform Fire Code and as amended in this chapter means that office as recognized by the city fire marshal to be able to perform the necessary functions of arson control.
15. "Private hydrant" means a fire hydrant situated and maintained to provide water for fire-fighting purposes with restrictions as to use. The location may be such that it is not readily accessible for immediate use by the fire department for other than certain private property.
16. "Public hydrant" means a fire hydrant so situated and maintained as to provide water for fire-fighting purposes without restriction as to use for the purpose. The location is such that it is accessible for immediate use of the fire department for all nearby property.
17. "Standby firemen," "fire watch," and "fire guard," as used in the Uniform Fire Code and as amended in this chapter means one or more experienced firefighters or other qualified persons, as required and approved by the Gig Harbor fire marshal. They shall be uniformed and have available the necessary fire protection equipment. Also see Section 2501.19 of the Uniform Fire Code.
18. "Substantial alteration" is any alteration, where the total cost of all alterations (including but not limited to electrical, mechanical, plumbing, and structural changes) for a building or facility within any 12-month period amounts to 60 percent or more of the appraised value.
19. "Transmission main" means a main used to transport water from a source to storage, source to source, source or storage to water main.
20. "Water authority" and "purveyor" means the city public works department, a water district, or other body legally supplying water in the area and approved by the city.

21. "Water main" means the piping used to deliver domestic water and water intended for fire protection.

22. "Yard system" means any extension from a transmission main and/or water main onto a development site.

15.12.041 **Amendment to Section 204 - C, Uniform Fire Code.** Section Article 204 - C of the Uniform Fire Code is amended as follows:

...

**CHIEF** is the ~~city of Gig Harbor Fire Marshal chief officer~~ of the ~~city of Gig Harbor Department of Planning and Building fire department~~ serving the jurisdiction or the chief officer's authorized representative. **Except:**

a. Where reference is made to the investigation of cause, origin and circumstances of unauthorized releases of hazardous materials, the chief shall be the chief of Pierce County Fire District No. 5.

b. Where reference is made to the investigation of cause, origin and circumstances of each and every fire occurring in the City of Gig Harbor determined to be suspicious or criminal in nature, the chief shall be the chief of Pierce County Fire District No. 5.

**CHIEF ENGINEER** is the chief.

**CHIEF OF POLICE** or **POLICE DEPARTMENT** is the ~~chief law enforcement officer city of Gig Harbor Police Chief~~ of the jurisdiction or the ~~chief law enforcement officer's city of Gig Harbor Police Chief's~~ authorized representative. **CHIEF OF THE BUREAU OF FIRE PREVENTION** is the ~~head of the fire prevention bureau city of Gig Harbor Fire Marshal~~. **Except:**

a. Where reference is made to the investigation of cause, origin and circumstances of unauthorized releases of hazardous materials, the chief shall be the chief of Pierce County Fire District No. 5.

b. Where reference is made to the investigation of cause, origin and circumstances of each and every fire occurring in the City of Gig Harbor involving loss of life or injury to person or destruction or damage to property materials, the chief shall be the chief of Pierce County Fire District No. 5.

...

15.12.042 Amendment to Section 207 - F, Uniform Fire Code. Section Article 207 - F of the Uniform Fire Code is amended as follows:

...

~~FIRE DEPARTMENT is a regularly organized fire department, fire protection district or fire company regularly charged with the responsibility of providing fire protection to the jurisdiction: the city of Gig Harbor Department of Planning and Building. Except:~~

a. ~~Where reference is made to the investigation of cause, origin and circumstances of unauthorized releases of hazardous materials, the fire department shall be Pierce County Fire District No. 5.~~

b. ~~Where reference is made to the investigation of cause, origin and circumstances of each and every fire occurring in the City of Gig Harbor involving loss of life or injury to person or destruction or damage to property materials, the fire department shall be Pierce County Fire District No. 5.~~

...

15.12.50 Amendment to Section 901.4.2 Uniform Fire Code. Section 901.4.2 of the Uniform Fire Code is amended as follows:

~~Section 901.4.2 - Fire apparatus access roads. When required by the chief city of Gig Harbor Fire Marshal, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.~~

~~All private roads, recognized as a part of the addressing system of the City, shall be marked with road signs constructed and installed in accordance with Gig Harbor City Road Standards.~~

~~Costs of signs and their installation shall be the responsibility of the property owner and/or developer.~~

15.12.060 Amendment to Section 902.2.2.1, Uniform Fire Code. Section 902.2.2.1 of the Uniform Fire Code is amended as follows:

**902.2.2.1 Dimensions.**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The minimum cleared vehicular roadway, driveway, or street, width shall be twelve (12) (3658 mm) feet from shoulder to shoulder for one single family residence. The minimum cleared vehicular roadway, driveway, or street, width shall be fifteen (15) (4572 mm) feet from shoulder to shoulder for one way traffic, and twenty-four (24) feet (7315 mm) minimum driving surface for two-way traffic in all developments other than one single family residence.

**EXCEPTIONS:**

1. Private roadways which serve less than 10 living units may be twenty (20) feet (6096 mm) in width from shoulder to shoulder for two way traffic when the roadway serves only R-1 or R-3 occupancies as defined in the Uniform Building Code and the buildings and site improvements comply with the Special Hazards section of the currently adopted Uniform Fire Code.
2. Upon approval by the fire marshal, vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.
3. The use of fire protection features to reduce the required fire apparatus access may be considered by the fire marshal if a review by the fire department indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire apparatus access be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection.

Vertical clearances or widths shall be increased when, in the opinion of the chief the city of Gig Harbor fire marshal, vertical clearances or widths are not adequate to provide fire apparatus access.

**15.12.070 Amendment to Section 902.2.2.3, Uniform Fire Code.** Section 902.2.2.3 of the Uniform Fire Code is amended as follows:

**902.2.2.3 Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the city fire marshal. A minimum outside turning radius of forty-five (45) feet and a minimum inside turning radius of twenty (20) feet shall be provided for lanes, streets, driveways, and cul-de-sacs.

**15.12.080 Amendment to Section 903.3, Uniform Fire Code.** Section 903.3 of the Uniform Fire Code is amended as follows:

**903.3 Type of Water Supply.**

- A. Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, ~~the chief city of Gig Harbor Fire Marshal may be guided by~~ shall use Appendix III-A of the Uniform Fire Code.

**EXCEPTIONS:**

1. Dwellings. The minimum fire flow requirements for one- and two-family dwellings (Group R Division 3), shall be 750 gallons per minute at 20 psi for a period of forty-five (45) minutes. Fire flow for buildings of three thousand six hundred (3600) square feet or more in floor area including attached garage, shall be one thousand (1,000) GPM for one (1) hour. Fire protection credits as described for buildings of 3600 square feet or more, duration of fire flow may be reduced to not less than forty-five (45) minutes when using fire protection credits as described in Table III of this Section. Table III may be used in lieu of providing fire flow for one- and two-family dwellings (Group R Division 3) when:

The cost of providing fire flow exceeds the cost of adding a hydrant to a water main capable of providing at least 500 GPM of fire flow to the building, portion of a building, or substantial alteration thereto. If the above fire flow can be provided by the addition of a hydrant, the hydrant shall be installed. When at least five hundred (500) GPM is available from an approved hydrant it shall be credited toward the required fire flow. The additional fire flow requirement may be provided by using fire protection credits as described in Table III in lieu of providing additional fire flow.

The use of fire protection features to reduce the required fire flow may be considered by the fire marshal if a review by the fire

department indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire flow be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection.

2. **Private Garages.** The minimum fire flow requirements for private garages (Group M Division 1) shall be seven hundred fifty (750) GPM for forty-five (45) minutes. Fire protection credits as described in Table III may be used in lieu of providing fire flow for private garages (Group M Division 1) when:

The cost of providing fire flow exceeds the cost of adding a hydrant to a water main capable of providing at least 500 GPM of fire flow to the building, portion of a building, or substantial alteration thereto. If the above fire flow can be provided by the addition of a hydrant, the hydrant shall be installed. When at least five hundred (500) GPM is available from an approved hydrant it shall be credited toward the required fire flow. The additional fire flow requirement may be provided by using fire protection credits as described in Table III in lieu of providing additional fire flow.

However, fire flow is not required for a private garage meeting all of the following criteria:

- (i) It does not exceed two thousand five hundred (2,500) square feet; and
- (ii) it is accessory to a one- or two-family dwelling (Group R Division 3) that meets the requirements of this section; and
- (iii) it has setback from side and rear lot lines of at least twenty (20) feet, and at least ten (10) feet from other buildings on the same lot.

3. **Other Buildings.** Fire protection features consisting of approved monitored automatic sprinkler system, or fire resistive building construction as specified in Appendix III-A, of the Uniform Fire Code, may be used in lieu of providing the full fire flow required by

Appendix III-A for all buildings other than one and two-family dwellings (Group R Division 3) or private garages (Group M Division 1).

- a. The reduction of required fire flow for approved monitored sprinkler systems may be up to 75%, as approved by the Fire Marshal. However, the minimum amount of fire flow required shall at no time be less than 1500 GPM except as noted in (b) below. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.
  
  - b. When at least seven hundred fifty (750) GPM is available from an existing approved hydrant, it shall be credited toward the required fire flow. The additional fire flow requirement may be provided by using fire protection features such as approved monitored automatic sprinkler systems or fire resistive building construction as specified in Appendix III-A of the Uniform Fire Code in lieu of additional fire flow. The use of fire protection features to reduce the required fire flow may be considered by the fire marshal if a review by the fire district indicates that the use of fire protection features would provide an equivalent fire protection to that which would be provided had the full fire flow be provided in accordance with this code. A site plan and letter stating the proposed method of fire protection shall be submitted to the fire marshal and fire department. The fire department must indicate approval of the proposed method of fire protection or an alternate method to that proposed before the fire marshal may approve the alternate method of fire protection. Duration of fire flow shall be the duration of the actual fire flow required after reductions for fire protection features described above.
4. ~~The use of any of the above exceptions to the fire flow and as prescribed in the Uniform Fire Code shall not be allowed if the fire protection is required for compliance with Uniform Building Code.~~

Table III  
Fire Protection Credits

Options to Reduce Fire Flow (1)	(% of Reduction)		
	Group R-3 & U-1	Group R-1	
	1-2 LV	3-4 LV	5+LV
Off Site Water (2) Building < 3,600 sq. ft.	-35	-0	0
Building > 3,600 sq.ft.	-25	-0	0
NFPA* 13 sprinkler system (3)	-50	-50	0
NFPA* 13 monitored system (3)	-65	-75	0
NFPA* 13 D/R sprinkler system (3)	-35	-50	0
Building < 2,000 sq. ft.	-35	-0	0
30 ft. Min setback all PL ** (4)	-25	-20	20
60 ft. Min setback all PL *** (4)	-25	-30	30
Monitored fire alarm (3)	-25	-15	-0
One-hour construction (5)	-15	-20	-20
Class A or B roof	-15	-20	-20



<u>60% brick/stone exterior</u>	<u>-15</u>	<u>-20</u>	<u>-20</u>
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Notes: (1) Credits used for or with substantial alterations shall be applied to the entire structure.

(2) May be taken if the responding fire department has the capability to provide area-wide (not site-specific) off-site water.

(3) These reductions may not be taken together.

(4) These reductions may not be taken together. The 30 ft. and 60 ft. setbacks are from side and rear property lines. Front setback may be that allowed by the zoning of the property.

(5) Consists of a minimum of 1/2 inch type X drywall throughout the interior for Group R-3 occupancies. Other occupancy groups shall meet the requirements for one-hour construction in the building code.

\* National Fire Protection Association

\*\*Property lines

LV=living units

a. Procedures for Compliance. The following shall be required for site plan, subdivisions, short subdivisions, commercial and industrial area, all water systems, and all other areas which must comply with this regulation:

(1) Requirements for formal subdivisions:

(a) Upon submittal of site plan or preliminary plat, the applicant shall submit to the Gig Harbor Fire Marshal, a letter from the water authority addressing its willingness and ability to satisfy the requirements of this regulation.

(b) Prior to final plat approval, the following shall be required:

i Water system plans and specifications which comply with these regulations must be designed and stamped by a registered professional engineer. Said plans shall be signed by the purveyor

and must be approved by, and filed with the Gig Harbor Fire Marshal and the Gig Harbor Public Works Department.

ii Water system plans shall be approved in writing by the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

iii) The approved water system shall be installed prior to final plat approval; however, this requirement may be waived if a bond or other security is posted and approved prior to said plat approval. The form of security, if other than a bond, shall be approved by the Gig Harbor City Attorney. The bond or security shall be in an amount sufficient to pay for the approved water system as determined by the Director of Public Works after consultation with the engineer who designed the system and the water authority who will supply the water. The bond amounts shall be not less than 125% of the estimated cost of improvement. The bond or other security shall be issued to the City of Gig Harbor and shall be approved by the Gig Harbor Public Works Director.

iv) Two (2) copies of the "as built" drawings shall be filed with the Gig Harbor Fire Marshal and Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i.

(c) When the distribution system is installed, said installation must be under the direction of a registered professional engineer who shall certify that the construction of the system is in accordance with the approved design. In the event a bond is posted, installation of the system must be completed and operable, in accordance with this regulation, prior to occupancy or any other use of any structure.

**(2) Requirements of short subdivisions and commercial and industrial areas. (Site Plan)**

(a) Prior to approval of plat/site plan, the applicant shall submit to the Gig Harbor Fire Marshal a letter from the water authority if other than the City of Gig Harbor, addressing its willingness and ability to satisfy the

requirements of this regulation. Water system plans and specifications which comply with these regulations must be designed and stamped by a registered professional engineer. Said plans shall be signed by the water authority and shall be filed with the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(b) Water system plans shall be approved in writing by the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(c) The approved water system must be installed prior to the issuance of a building permit; provided that this requirement may be waived if a bond or other security is posted and approved prior to said issuance. The form of security, if other than a bond, shall be approved by the Gig Harbor City Attorney. The amount of the bond or security shall be determined by the water authority supplying the water. The bond or other security shall be issued to the City of Gig Harbor and shall be approved by the Gig Harbor Public Works Director.

(d) After the system is installed, two (2) copies of the "as built" drawings shall be filed with the Gig Harbor Fire Marshal and Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i.

(3) Requirements for Water System and Water Storage Plans.

(a) Prior to approval of new developments, water system plans and specifications subject to these regulations, must be designed and stamped by a registered professional engineer. Said plans shall be signed by the water authority and shall be filed with the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(b) Water storage and water system plans shall be approved in writing by the Gig Harbor Fire Marshal and Gig Harbor Public Works Director.

(c) Prior to final approval, two (2) copies of "as built" drawings shall be filed with the Gig Harbor Fire Marshal and Gig Harbor Public Works Director, as well as

test results showing the amount of fire flow at each hydrant at 20 p.s.i., as required by this ordinance.

**(4) Water authority responsibility.**

The water authority may be requested by the Gig Harbor Fire Marshal to indicate in writing its capability to provide water service, consistent with the standards contained in this chapter, to any building permit, subdivision, or short subdivision, site plan applicant, or to the City.

**15.12.090 Amendment to Section 903.4.2, Uniform Fire Code.** Section 903.4.2 of the Uniform Fire Code is amended as follows:

**903.4.2 Required installations.**

- A. The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises or both to be protected as required and approved by the city of Gig Harbor fire marshal. See Appendix III-B.

EXAMPLE: Where access is provided by a dead end fire lane to within 150 feet of each portion of the building, the distance measured to a required fire hydrant from the end of the fire lane shall be as stated in TABLE A-III-B-1. IE: For a required fire flow of 1750 gpm the distance to a hydrant shall be (250 feet less 50 feet in accordance with footnote 4) or 200 feet. Note: The combined distance from a fire hydrant to the remote portion of the building in this example will be (200 feet plus 150 feet) or 350 feet.

- B. New or replaced water mains (water main repair excluded) shall be a minimum of eight (8") inches in diameter for dead-ends, and six (6") inches for circulating mains, provided that for dead-end cul-de-sacs, an eight (8") inch main need only extend to the last required fire hydrant and normal domestic mains may be installed thereafter to the remaining residences. Hydrant leads less than fifty (50') feet in length shall be a minimum of six (6") inches in diameter. A dead end main which extends across a street only for the purpose of serving a hydrant shall be of a size capable of providing the required fire flow, but it shall not be less than (6") inches in diameter. All mains shall have hydrants and/or tees and valves installed to conform with this regulation, except that no hydrants, tees or valves shall be required along transmission mains. Any service connection made to a transmission main may require that a hydrant or hydrants be installed, pursuant to Table IX, Fire Hydrant Spacing.

- C. Standard hydrants shall have not less than five (5") inch main valve openings (MVO) with two (2) two-and-one-half (2-1/2") inch outlet ports and one four-and-one-half (4-1/2") inch steamer outlet. All two and one-half (2-1/2") inch outlet ports and the steamer port outlet shall have National Standard Threads that correspond with and meet the approval of the fire department. Hydrants shall meet the City of Gig Harbor Public Works Department Standards. All four-and-one-half-inch (4-1/2") outlet ports shall have five (5") inch storz fittings.
- D. There shall be an auxiliary gate valve installed to permit the repair and replacement of the hydrants without disruption of water service.
- E. Hydrants shall stand plumb and be set to the finished grade. The bottom of the lowest outlet of the hydrant shall be no less than eighteen (18") inches above the finished grade, and the bottom of the ground flange shall be a minimum of one (1") inch above finished grade. There shall be thirty-six (36") inches of clear area about the hydrant for operation of a hydrant wrench on the outlets and on the control valve. The pumper port shall face the street. Where the street cannot be clearly defined or recognized, the port shall face the most likely route of approach and the location of the fire truck while pumping, as determined by the Gig Harbor Fire Marshal.
- F. Hydrants shall not be obstructed by any structure or vegetation, or have the visibility impaired for a distance of fifty (50') feet in the direction of vehicular approach to the hydrant.
- G. Hydrants are to be accessible for fire department pumpers.
- H. Fire hydrants located in areas subject to regular private, commercial or industrial motor vehicle traffic shall be protected against vehicle damage by curbs, space separation, grade-level changes, guard posts, or other means acceptable to the Fire Marshal.
- I. All hydrants shall be subject to testing and inspection by the fire department, subject to reasonable notice and scheduling with the water authority.
- J. Fire Hydrant Spacing. The following table specifies the maximum permissible spacing between hydrants:

TABLE IX

Type of Development	Hydrant Spacing**
---------------------	-------------------

<u>Subdivisions and Short Subdivision - Limited to Single Family Dwellings</u>	<u>600 feet</u>
<u>Multiple Dwelling - Low Density Twelve or Less Units Per Acre</u>	<u>500 feet</u>
<u>Commercial and Multiple Dwelling High Density - More than Twelve Units Per Acre</u>	<u>400 feet</u>
<u>Industrial, Hospitals, Shopping Centers, Schools, Areas of More Than 20 Commercial Establishments</u>	<u>300 feet</u>

Notes:

\*\*Spacing shall be measured to the pathway required for the fire department to lay the fire hose. This spacing shall be determined by the Gig Harbor Fire Marshal.

Where possible hydrants shall be located at street intersections, except that in no event shall any hydrant be more than three hundred (300') feet from the center of the frontage of any lot except on dead-end cul-de-sacs with dwellings only. When the dead end cul-de-sac exceeds six hundred (600') feet from the center of the intersection to the end of the cul-de-sac, a hydrant shall be located at the intersection and additional hydrant(s) will be required. The hydrant(s) shall be located three hundred (300') feet from the center of the frontage from the last lot on the cul-de-sac, and shall comply with the maximum spacing requirements listed above.

1. Commercial building requirements.

A. All new commercial buildings and substantial alterations (A substantial alteration shall be defined as occurring when the value of construction is in excess of 60% of the building valuation as determined by the latest Pierce County Assessor's valuation) to existing buildings shall or additions to existing buildings shall be provided with water mains and fire hydrants capable of supplying the required fire flow. Hydrants and mains shall be operational when building construction commences. (Prior to bringing combustible materials to the site.)

B. Change of occupancy from a lower to a higher classification per the Uniform Building Code shall require that the existing building be provided with water mains and fire hydrants capable of supplying the required fire flow per this ordinance.

C. Commercial buildings and additions so located that a portion is more than one hundred fifty (150') feet from a street property line as measured by vehicular travel shall have mains extended to them, with fire hydrants, capable of supplying the required fire flow in accordance with Appendix III-A and III-B of the Uniform Fire Code as adopted by the city of Gig Harbor. See Section 903.4.2, UFC as amended by Section 15.12.090 of the Gig Harbor Municipal Code.

D. The number of fire hydrants required shall be determined on an average of three hundred (300') feet, computed on an imaginary perimeter that is parallel to and fifty (50') feet from the building or group of buildings. The number of fire hydrants required shall be increased by one for each story over two stories and basement.

E. The fire marshal shall determine the location of fire hydrants depending on utility, topography and building location. Hydrants shall be a minimum of fifty (50') feet out from the building except when it is impractical due to topography or property lines.

1) Fire flow criteria. Required fire flows determined by the fire marshal shall be based on criteria set forth in Appendix III-A of the Uniform Fire Code as currently adopted by the city of Gig Harbor.

**EXCEPTIONS:**

1. This requirement shall not apply to those projects which have previously received approval (and conform to the standards in effect at the time of installation) for adequacy of water or water supply in regards to fire flow from the City of Gig Harbor as of the effective date of the ordinance codified in this section.

2. This requirement shall not apply to those projects where it has been documented to be impractical due to topography, property lines or other site conditions and when alternate methods of protection are provided as approved by the Fire Marshal.

F. The location of hydrants shall be determined by the Gig Harbor Fire Marshal.

- G. The location of all water mains, fire hydrants, and valves to be installed shall be properly and accurately marked on identifiable plans of drawings, which shall be prepared by a registered professional engineer. Two copies of all plans or drawings shall be furnished to the Gig Harbor Fire Marshal and Public Works Director prior to installation.
- H. After construction is completed, two copies of the "As Built" drawings shall be filed with the Gig Harbor Fire Marshal and Public Works Director, as well as test results showing the amount of fire flow at each hydrant at 20 p.s.i.

15.12.100 Amendment to Section 1003.2.9, Uniform Fire Code. Section 1003.2.9 of the Uniform Fire Code is amended as follows:

**Section 1003.2.9 Group R, Division 1 Occupancies.**

- A. Policy and Purpose. The city council finds that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire, and are therefore reasonably necessary in order to protect the public health, safety and welfare.
- B. An automatic sprinkler system shall be installed throughout every apartment house three or more stories in height or containing 16 or more dwelling units, every congregate residence three or more stories in height or having an occupant load of 20 or more, and every hotel three or more stories in height or containing 20 or more guest rooms, building classified as a Group R, Division 1 Occupancy which exceeds 5,000 square-foot or exceeds two (2) stories in height or containing (5) or more dwelling units, every congregate residence three or more stories in height or having an occupant load of more than 10, and every hotel and motel which contains six (6) or more guest rooms (e.g., for the purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories). Residential or quick-response standard sprinkler heads shall be used in the dwelling unit and guest room portions of the building. The automatic fire sprinkler system may be installed in accordance with the requirements of Uniform Building Code Standard No. 9-3 for all existing buildings housing Group R, Division 1 occupancies, which are four or less stories in height. In buildings housing Group R, Division 1 occupancies over four stories in height, the sprinkler system shall be installed in accordance with the requirements of



Uniform Building Code Standard 9-1. A Uniform Building Code Standard 9-3 system is to be installed in buildings with a height to highest humanly-occupied floor less than 75 feet above lowest fire department access. For the purpose of this Section, area separation walls shall not define separate buildings.

C. Sprinkler Installation Requirements.

1. Automatic sprinklers shall be installed, tested and approved in all existing hotels and motels within five years of the effective date of this section. Those existing hotels and motels which are within annexed areas after the effective date of this ordinance shall have automatic sprinklers installed, tested and approved within five years after the effective date of the annexation.
2. An automatic sprinkler system, in accordance with this section, shall be required to be installed immediately whenever:
  - a. A building classified as a Group R, Division 1 (as defined in subsection B of this section) occupancy is being substantially remodeled or renovated (Substantially remodeled or renovated shall be defined as occurring when the value of construction is in excess of 60% of the building valuation as determined by the latest Pierce County Assessor's valuation); or
  - b. A building classified as a Group R, Division 1 occupancy incurs a fire with substantial damage (Substantial damage shall be defined as occurring when the damage or loss valuation as estimated by Pierce County Fire Department No. 5 or the fire marshal is in excess of 60% of the building valuation as determined by the latest Pierce County Assessor's valuation).
3. In the event there is a conflict between any provisions of this section and the provisions of the last adopted I.C.B.O. Uniform Building Code or the Uniform Fire Code, the more restrictive (greatest protection) provisions shall apply.

**15.12.110 Amendment to Section 1007.2.9.1.1, Uniform Fire Code. Section 1007.2.9.1.1 of the Uniform Fire Code is amended as follows:**

**Section 1007.2.9.1.1. General.** Group R Occupancies shall be provided with fire alarm systems in accordance with Section 1007.2.9. Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height, or two or more stories in height with a basement, or containing ~~16 or more than 5~~ dwelling units, and every in hotels and motel which contains six (6) or more guest rooms and in congregate residences three or more stories in height or containing 20 or more guest rooms, and in congregate residences three or more stories in height or having an occupant load of 20 or more. See also Section 1007.2.12. A fire alarm and communication system shall be provided in Group R, Division 1 Occupancies located in a high-rise building.

**EXCEPTIONS:**

1. A manual fire alarm system need not be provided in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has an exit directly to a public way, exit court or yard, exterior stairway or exterior exit balcony.
2. A separate fire alarm system need not be provided in buildings which are protected throughout by an approved supervised fire sprinkler system installed in accordance with ~~the Building Code~~ Uniform Building Code Standard No. 9-1 and having a local alarm to notify all occupants.

Alarm systems for Group R, Division 1 Occupancies having interior corridors serving as a required exit for an occupant load of ten or more shall consist of not less than an approved and listed system-type smoke detector installed within such corridors in accordance with the manufacturers instructions. When activated, such detectors shall initiate an alarm audible throughout the building.

The fire alarm system for Group R, Division 1 Occupancies other than those specified above shall be provided with manual sending stations or equivalent alternate protection in location as required by the city fire marshal.

An approved and listed system-type automatic heat detector shall be installed within common areas such as recreational rooms, laundry rooms and furnace rooms of buildings containing Group R, Division 1 Occupancies.

The detectors shall be installed on the ceiling or wall of such rooms in accordance with the manufacturer's installation instructions and, when activated, shall initiate an alarm which is audible throughout the building.

For the purpose of this Section, area separation walls shall not define separate buildings.

**15.12.111 Amendment to Section 1007.2.9.2, Uniform Fire Code.** Section 1007.2.9.2 of the Uniform Fire Code is amended as follows:

**Section 1007.2.9.2 Existing Group R Occupancies.**

**1007.2.9.2.1 General.** Existing Group R Occupancies not already provided with single-station smoke detectors shall be provided with approved single-station smoke detectors. Installation shall be in accordance with Section 1007.2.9.2

**1007.2.9.2.2 Installation.** Approved single-station smoke detectors shall be installed in existing dwelling units, congregate residences, and hotel and lodging house guest rooms.

**1007.2.9.2.3 Power Source.** In Group R Occupancies, single-station smoke detectors shall ~~be either battery-operated or may~~ receive their primary power from the building wiring provided that such wiring is served from a commercial source. ~~When power is provided by the~~ The building wiring, the wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Building owners or their agents shall identify the smoke detectors which are not wired to the primary building wiring, and shall install new smoke detectors with approved wiring to comply with this requirement. Notification of compliance shall be sent to the Gig Harbor building official/fire marshal.

**1007.2.9.2.4 Locations within existing Group R Occupancies.** In dwelling units, ~~hotel, lodging house and congregate residences,~~ detectors shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to each separate sleeping area. Where sleeping rooms are on an upper level, the detector shall be placed at the ~~center of the ceiling of the upper level in close proximity to directly above~~ the stairway. Where the ceiling height of a room open to the hallway serving the sleeping room exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors

shall also be installed in the basement of dwelling units having a stairway which opens from the basement into the dwelling. Additional detectors shall be located in each room used as a sleeping room.

~~In hotel, lodging house and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of each sleeping room.~~

All detectors shall be located in accordance with approved manufacturer's instructions and in conformance with the Uniform Building Code Standards. When actuated, the detector shall provide an alarm in the dwelling unit or guest room.

**15.12.120 Establishment of limits of districts in which storage of compressed natural gas is to be prohibited.** The limits referred to in Section 5204.5.2 of the Uniform Fire Code, in which storage of compressed natural gas is prohibited, are established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other city codes.

**15.12.130 Establishment of limits of districts in which storage of explosives and blasting agents is to be prohibited.** The limits referred to in Section 7701.7.2 of the Uniform Fire Code, in which storage of explosives and blasting agents is prohibited, are established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other city codes.

**15.12.140 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.** The limits referred to in Section 7902.2.2.1 and 7904.2.5.4.2 of the Uniform Fire Code, in which storage of flammable or combustible liquids is restricted are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other city codes.

**15.12.150 Establishment of limits in which storage of liquefied petroleum gas is prohibited.** The limits referred to in Section 8204.2 of the Uniform Fire Code, in which bulk storage of liquefied petroleum gas is restricted, are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such

storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other Gig Harbor city codes.

**15.12.151 Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.** The limits referred to in Section 3-1.5 of the Uniform Fire Code Standard 80-3 in the storage of flammable cryogenic fluids in stationary containers is restricted, are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other Gig Harbor city codes.

**15.12.152 Establishment of limits of districts in which the storage of hazardous materials is to be prohibited or limited.** The limits referred to in Section 8001.1.1 of the Uniform Fire Code, in which the storage of hazardous materials is limited, are hereby established and shall apply to all areas in which the Uniform Fire Code is in force; provided, however, that the office of the fire marshal may issue a special permit for such storage, where there appears in its judgment to be no undue danger to persons or property and where such storage would not be in conflict with other Gig Harbor city codes.

**15.12.160 Amendment to Section 8504, Uniform Fire Code.** Section 8504 of the Uniform Fire Code is amended as follows:

**Section 8504 - Abatement of Electrical Hazards.** When electrical hazards are identified, measures to abate such conditions shall be taken. Identified hazardous electrical conditions in permanent wiring or temporary wiring corrected in cooperation with the authority enforcing the Electrical Code. A final inspection and certificate of occupancy will not be issued by the City of Gig Harbor Department of Planning and Building without receipt of documentation showing that the Washington State Division of Labor and Industries has provided all necessary electrical inspections to identify and obtain the correction of any electrical hazards as defined by the Washington State Electrical Code. Such inspections shall include, but are not limited to:

- A. underground work prior to cover;
- B. roughing in wiring prior to cover;
- C. final prior to occupancy; and,

D. other requested inspections when a hazard has been identified by the Gig Harbor Fire Marshal or his/her authorized representative.

Electrical wiring, devices, appliances and other equipment which are modified or damaged and constitute an electrical shock or fire hazard shall not be used.

**15.12.170 Amendment to Appendix III-C, Uniform Fire Code.** Appendix III-C of the Uniform Fire Code is amended as follows:

**Section 1 General** Inspection, testing and maintenance of water-based fire-protection systems shall be in accordance with UFC Appendix Standard A-III-C-1. The tests established by Appendix III-C shall be conducted by a person qualified to perform the full testing procedure for the particular system or device being tested. The owner shall bear the cost of such tests.

**15.12.180 Amendments to Section 6.3, Appendix II-C Uniform Fire Code.** Section 6.3, Appendix II-C of the Uniform Fire Code is amended as follows:

**6.3 Access and Water Supply.** Piers and wharves shall be provided with fire apparatus access roads and water-supply systems with on-site fire hydrants when required by the chief City of Gig Harbor Fire Marshal. Such roads and water systems shall be provided and maintained in accordance with Sections 902.2 and 903. The minimum fire flow at each hose station shall be 500 gpm at 20 psi (65 gpm at 100 psi or 80 gpm at 80 psi).

**EXCEPTION:** A fire flow analysis in conformance to the 1974 ISO Guide or an NFPA-approved method of analysis may be submitted to the Gig Harbor Fire Marshal for approval.

[See printed copy of Appendix A, Section #15.12.090; fig. 15.12.090 attached]

Section 9. Chapter 15.32 of the Gig Harbor Municipal Code is hereby repealed.

Section 10. Section 15.020.010(A)(4) of the Gig Harbor Municipal Code is amended to read as follows:

4. Provide reasonable interpretations of the building codes and GHMC Title 15, ~~as requested by the Gig Harbor building official/fire marshal.~~

Section 11. A new chapter 15.32 is hereby added to the Gig Harbor Municipal Code, to read as follows:

Chapter 15.32  
WASHINGTON STATE ENERGY CODE

Sections:

- 15.32.005 Ventilation and indoor air quality code adopted.
- 15.32.010 Energy code adopted.
- 15.32.011 Nonresidential Energy Code adopted.

**15.32.005 Ventilation and indoor air quality code adopted.** The Washington State Ventilation and Indoor Air Quality Code as adopted by the Washington State Building Code Council (WSBCC), and published as Chapter 51-13 WAC is adopted by reference for use within the city of Gig Harbor.

**15.32.010 Energy code adopted.** The Washington State Energy Code as adopted by the Washington State Building Code Council (WSBCC), and published as Chapter 51-11 WAC is adopted by reference for use within the city of Gig Harbor.

**15.32.011 Nonresidential Energy Code adopted.** The Nonresidential Energy Code as adopted by the Washington State Building Code Council (WSBCC), and published as Chapters 51-11 through 51-20 WAC, is adopted by reference for use within the city of Gig Harbor.

Section 12. Section 15.18.002 of the Gig Harbor Municipal Code, is hereby amended to read as follows:

**15.18.02 Violations.**

A. Building Code Violation. Building code violations are described in the Uniform Building Code (UBC) Section ~~205~~ 103, as the same now exists or may hereafter be amended.

B. Plumbing Code Violation. Plumbing code violations are described in the Uniform Plumbing Code (UPC) Section ~~203~~ 102.3.1, as the same now exists or may hereafter be amended.

C. Mechanical Code Violation. Mechanical code violations are described in the Uniform Mechanical Code (UMC) Section ~~204~~ 111, as the same now exists or may hereafter be amended.

D. Fire Code Violation. Fire code violations are described in the Uniform Fire Code (UFC) Article ~~3~~ 103.4, as the same now exists or may hereafter be amended.

E. Energy Code Violation. Energy code violations are described in WAC 51-11-0106, as the same now exists or may hereafter be amended.

F. Indoor Air Quality Violation. Indoor Air Quality code violations are described in WAC 51-13-107, as the same now exists or may hereafter be amended.

G. Additional Violations. In addition to the above, it is a violation of GHMC Title 15 to:

1. Remove or deface any sign, notice, complaint or order required by or posted in accordance with this chapter;
2. To misrepresent any material fact in any application, plans or other information submitted to obtain any building or construction authorization;
3. Fail to comply with any of the requirements of GHMC Title 15, including any requirement of the Uniform Codes and state codes adopted by reference herein.

Section 13. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 14. Copies of the 1997 editions of the Uniform Building Code, the Uniform Fire Code, the Uniform Mechanical Code, Uniform Plumbing Code and the Washington Administrative Code chapters 51-26, 51-30, 51-32, 51-34 and 51-35, as adopted by reference in this ordinance, are hereby filed with this ordinance with the City Clerk.

Section 15. Effective Date - Emergency Declared. The City Council hereby declares an emergency requiring that this ordinance be effective on July 1, 1998, to coincide with the effective date of the State Building Code, on July 1, 1998, as adopted by the State Legislature.

APPROVED:

Gretchen A. Wilbert, Mayor

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Molly Towslee, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_



FILED WITH THE CITY CLERK: 5/15/98  
PASSED BY THE CITY COUNCIL: 6/8/98  
PUBLISHED:  
EFFECTIVE DATE: 7/1/98  
ORDINANCE NO. \_\_\_\_\_





*City of Gig Harbor. The "Maritime City."*

3105 JUDSON STREET  
GIG HARBOR, WASHINGTON 98335  
(253) 851-8136

**TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS**  
**FROM: WES HILL, P.E., PUBLIC WORKS DIRECTOR**  
**SUBJECT: RESOLUTIONS FOR IAC GRANT APPLICATIONS**  
- SKATEBOARD PARK  
- HARBORVIEW DRIVE STREET END PARK  
**DATE: MAY 20, 1998**

*Wes Hill*

#### **INTRODUCTION/BACKGROUND**

The 1996 Parks, Recreation and Open Space Plan element of the Comprehensive Plan identified a skateboard park, and a view platform at the former Harborview Drive ferry landing site, as high priority projects. Council budgeted \$50,000 and \$92,350 (including donations and in-kind services, net \$50,000) for design and construction of a skateboard park in 1997 and 1998, respectively. Council passed Resolution No. 500 in support of the last year's grant application to the Interagency Committee for Outdoor Recreation (IAC) under their "Washington Wildlife and Recreation Program." The 1998 budget provides \$15,000 for refinement and completion of the design for the Harborview Drive Street End Park.

The skateboard site has been shifted further south to avoid potential conflicts with the future civic center complex at the present Henderson Bay High School (south of the paved parking area and proximate to the south line of the playfield). As currently configured, approximately 15,000 square feet of the site will be developed as a below-grade skateboard (and rollerblade) area with perimeter fence, pyramid, ramps, 1/4 and 1/2 pipes, jumps, steps, railing, and a "snake run." Anticipated future improvements include perimeter walking paths, picnic tables and benches, open shelter, drainage improvements, drinking fountain, and landscaping.

The estimated Phase 1 improvement costs in the grant application are \$184,700, which is the same amount as in last year's application. For comparison, Kitsap County recently awarded a contract for construction of a 15,000-sq. ft. skateboard facility in the amount of \$145,000. The grant application is for 50% IAC participation, with the remainder funded by the City, cash donations, and in-kind services. In order to keep the City's participation at the net budgeted amount of \$50,000, the project will be configured to allow it to be scaled back depending on the amounts bid.

The Harborview Drive Street End Park provides for two viewing levels, new railing, landscaping, lighting, drinking fountain, benches, resurfacing, retaining wall modification, and other pedestrian amenities. Access to the beach is not provided in the current project. The estimated cost for the improvements is \$160,000, including engineering.

The IAC requires that prior to formal consideration of the project by their Technical Review Committee, each grant application include a resolution confirming the City's process for project development, and the City's ability and intent to construct the project. The resolution's content is prescribed by IAC.

**MAYOR WILBERT AND CITY COUNCIL**

**May 20, 1998**

**Page 2**

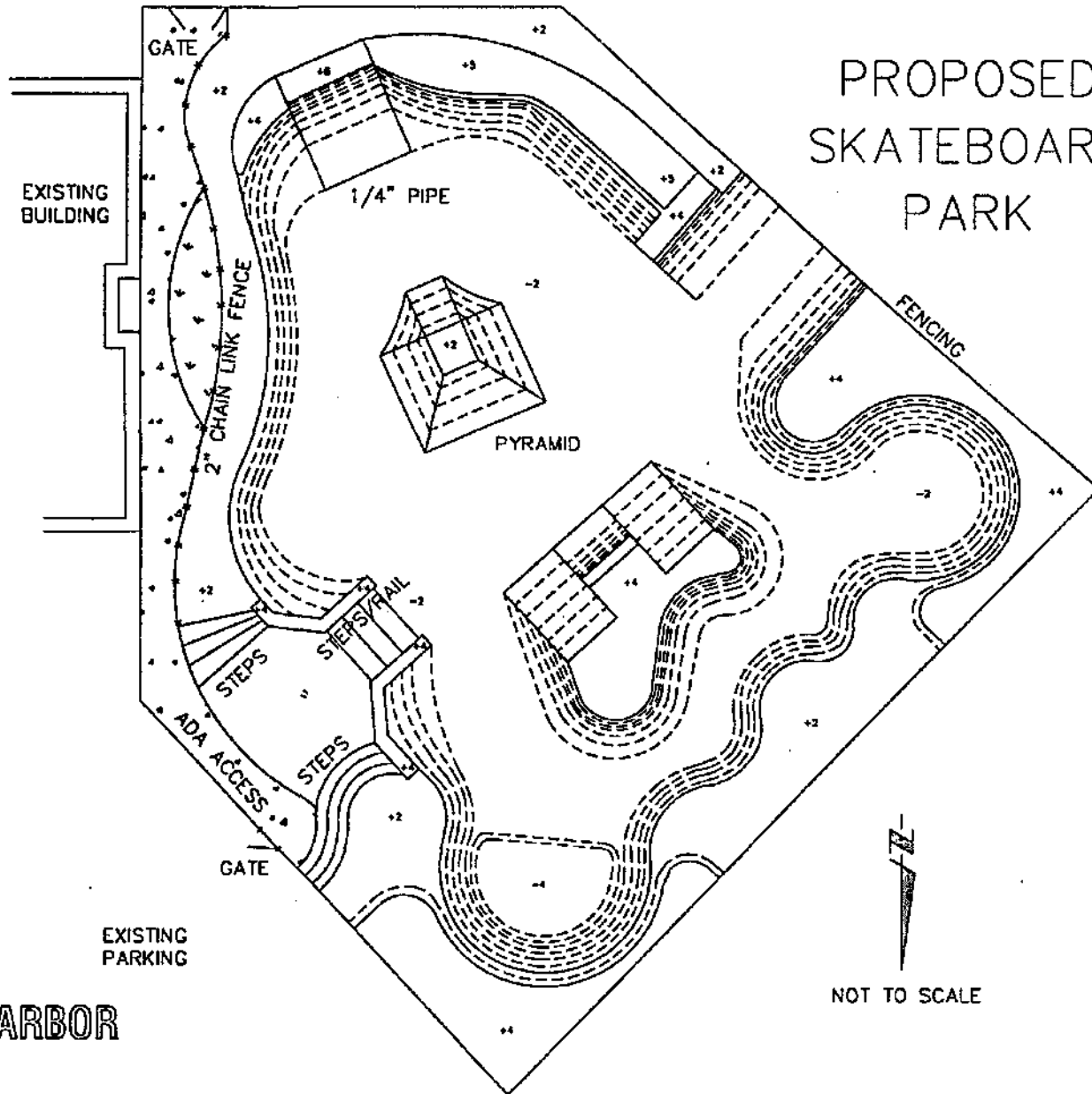
**FISCAL CONSIDERATIONS**

The 1998 Parks and Recreation budget includes \$92,350 (assumed net \$50,000) for design and construction of a skateboard park, and \$15,000 for design of the Harborview Drive Street End Park. The grant applications each assume 50-percent IAC participation. Total estimated costs for the Skateboard Park and Harborview Drive Street End Park are \$184,700 and \$160,000, respectively. IAC funding would not be confirmed until September.

**RECOMMENDATION**

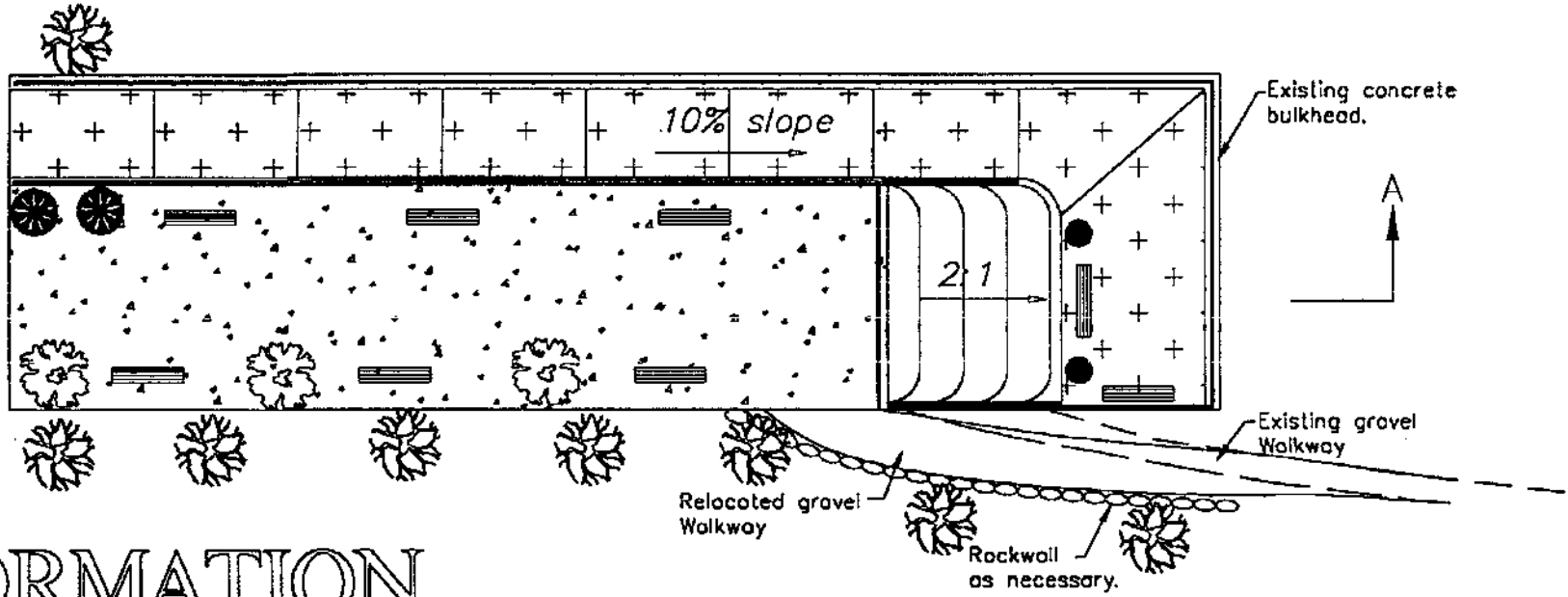
Staff recommends that Council adopt the attached resolutions for IAC funding participation for the design and construction of the Skateboard Park and the Harborview Drive Street End Park projects under the Washington Wildlife and Recreation Program.

# PROPOSED SKATEBOARD PARK

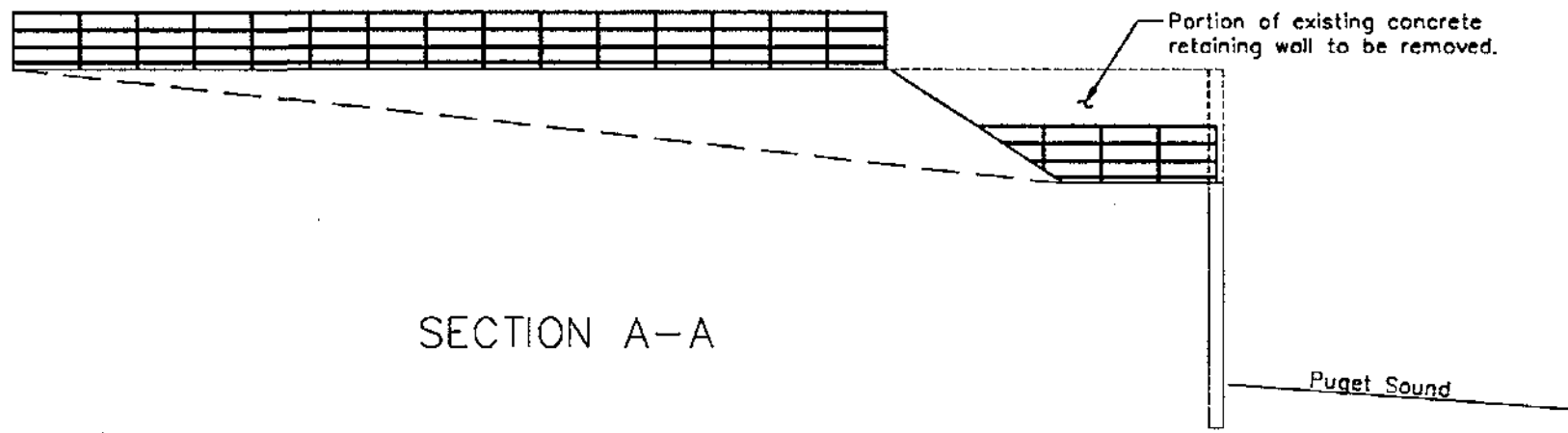


NOT TO SCALE

CITY OF GIG HARBOR  
INFORMATION ONLY



INFORMATION  
ONLY



SECTION A-A

N.T.S.

NO.	REVISED	DATE	BY	DESIGNED	DATE	APPROVED
				DRAWN	DATE	SCALE
				CHECKED	DATE	
				DATE		

City of Old Harbor, The "Maritime City,"  
DEPARTMENT OF PUBLIC WORKS

4000 Street  
St. Joe, WA 98584  
361-8135

JOB NAME  
HARBORVIEW DRIVE  
VIEWPOINT

JOB NO. 85-025 FILE NO. 82-107-102

CONCEPTUAL PLAN & ELEVATION

**CITY OF GIG HARBOR  
RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AUTHORIZING APPLICATIONS FOR FUNDING ASSISTANCE FOR A WASHINGTON WILDLIFE AND RECREATION PROGRAM PROJECT TO THE INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION (IAC) AS PROVIDED IN CHAPTER 43.98A RCW.**

---

WHEREAS, the City Council of the City of Gig Harbor has approved the 1996 Parks, Recreation and Open Space Plan update to the Parks element of the 1994 Gig Harbor Comprehensive Plan that includes the Harborview Drive Viewpoint; and

WHEREAS, under the provisions of the Washington Wildlife and Recreation Program, state and federal funding assistance has been authorized and made available to aid in financing the cost of land and facilities for local public bodies; and

WHEREAS, the City of Gig Harbor considers it in the best public interest to develop the Harborview Drive Viewpoint;

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

That the Public Works Director is authorized to make formal application to IAC for funding assistance;

That any fund assistance received will be used for the development of the Harborview Drive Viewpoint;

That the City of Gig Harbor anticipates its share of project funding will be derived from General Revenues;

The City of Gig Harbor acknowledges that any property acquired or facility developed with IAC financial aid must be placed in use as an outdoor recreation facility and be retained in such use in perpetuity unless as otherwise provided and agreed to by the City of Gig Harbor, the IAC, and any affected federal agency;

That this resolution will become part of a formal application to IAC;

That the City of Gig Harbor provided appropriate opportunity for public comment on this application.

RESOLVED by the City Council this 26th day of May, 1998.

APPROVED:

\_\_\_\_\_  
MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
MOLLY M. TOWSLEE, CITY CLERK

APPROVED AS TO FORM:

BY: \_\_\_\_\_

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
RESOLUTION NO. \_\_\_\_\_



**CITY OF GIG HARBOR  
RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR,  
WASHINGTON, AUTHORIZING APPLICATIONS FOR FUNDING ASSISTANCE  
FOR A WASHINGTON WILDLIFE AND RECREATION PROGRAM PROJECT TO  
THE INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION (IAC) AS  
PROVIDED IN CHAPTER 43.98A RCW.**

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WHEREAS, the City Council of the City of Gig Harbor has approved the 1996 Parks, Recreation and Open Space Plan update to the Parks element of the 1994 Gig Harbor Comprehensive Plan that includes a Skateboard Park; and

WHEREAS, under the provisions of the Washington Wildlife and Recreation Program, state and federal funding assistance has been authorized and made available to aid in financing the cost of land and facilities for local public bodies; and

WHEREAS, the City of Gig Harbor considers it in the best public interest to acquire and develop a Skateboard Park;

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

That the Public Works Director is authorized to make formal application to IAC for funding assistance;

That any fund assistance received will be used for the development of a Skateboard Park;

That the City of Gig Harbor anticipates its share of project funding will be derived from General Revenues, cash donations, and in-kind services;

That the City of Gig Harbor will support all non-cash commitments to the local share should they not materialize;

The City of Gig Harbor acknowledges that any property acquired or facility developed with IAC financial aid must be placed in use as an outdoor recreation facility and be retained in such use in perpetuity unless as otherwise provided and agreed to by the City of Gig Harbor, the IAC, and any affected federal agency;

That this resolution will become part of a formal application to IAC;

That the City of Gig Harbor provided appropriate opportunity for public comment on this application.

RESOLVED by the City Council this 26th day of May, 1998.

APPROVED:

\_\_\_\_\_  
MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
MOLLY M. TOWSLEE, CITY CLERK

APPROVED AS TO FORM:

BY: \_\_\_\_\_

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
RESOLUTION NO. \_\_\_\_\_



*City of Gig Harbor. The "Maritime City."*

3105 JUDSON STREET  
GIG HARBOR, WASHINGTON 98335  
(253) 851-8136

**TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS**  
**FROM: MARK HOPPEN, CITY ADMINISTRATOR** *MH*  
**DATE: MAY 20, 1998**  
**SUBJECT: MANAGEMENT OF JERISICH PARK DOCK**

#### **INFORMATION/BACKGROUND**

Attached is a survey of various dock facilities throughout Puget Sound which indicates fee structure and services. Interestingly, our current \$.25 charge per foot appears to be about on par with area fees with respect to the services provided.

#### **POLICY CONSIDERATIONS**

A choice that Council should make is whether or not to stay with the 24 continuous hour limit and the 24 hour limit in any seven day period. Staff recommends changing the period in both cases to 48 hours.

Currently, we use the honor system with envelope payment to a dock box. This is a relatively common method. Staff recommends posting the time for payment as anytime from 7:00 p.m. to 7:00 a.m. This would require minor changes to GHMC Chapter 3.28 City Dock Moorage Fees. The Police Department will make evening review of permits a part of its regular routine. Moreover, our envelope system has been altered to allow coordination of police documentation of permits with the actual remittance of fees in envelopes. No police officer, however, will have immediate access to envelopes. Only staff from the Finance Department will handle envelopes as per acceptable financial practice.

Additionally, staff recommends that GHMC 8.28.065 Unloading/loading zones delete language that refers to a 65' limit for unloading and loading space. Other than the above issues GHMC Chapter 8.28 appears to have no administrative provisions which require alteration for better management.

#### **FISCAL CONSIDERATIONS**

Any effect on city revenues can be evaluated after the next budget cycle.

#### **RECOMMENDATION**

Staff recommends approval of the attached ordinances after the second reading.

## MARINA INFORMATION

City	Phone	Length of Transient Moorage	Water	Power	Pump-out	Public Restrooms	Showers/Laundry	Fees
Des Moines	206 824-5700	75 slips	Yes N/C	Yes \$2 per night	Yes N/C	Yes N/C	No	0-20' = \$6 It increases in \$2 increments after that
Bremerton	360 373-1035		Yes N/C	Yes N/C	Yes N/C	Yes N/C		NO CHARGE
Bainbridge Isl	206 842-1212	250'	No	No	Yes N/C	Yes N/C	No	25¢ per ft
Blaine Harbor	360 332-8037	170'	Yes N/C	Yes N/C	Yes N/C	Yes N/C		50¢ per ft
Prt of Everett	425 259-6001	1800'	Yes N/C	Yes N/C	Yes N/C	Yes N/C	Yes Coin Op	50¢ per ft
Prt of Friday Harbor	360 378-2688	100+ slips	Yes N/C	Yes 10¢ per ft.	Yes Coin Op	Yes N/C	Yes Coin Op	55¢ per ft Off Season 65¢ per ft May- Jun 75¢ per ft Jul - Aug \$1 ft reserved space
La Conner	360 466-3118	1200'	Yes N/C	Yes \$2	Yes \$5	Yes N/C	Yes Coin Op	50¢ per ft
Oak Harbor	360 679-2628	35+ slips	Yes Included	Yes Included	Yes Included	Yes Included	Yes Coin Op	0-24' \$12 25-28' \$14 29-37' \$18 38-45' \$20 46-55' \$27
Pt. Ludlow	360 437-0513	60 slips	Yes N/C	Yes 20-30amp \$3 50 amp \$6	Yes N/C	Yes N/C	Yes- Shower free/Laundry Coin Op	0-24' \$16.80 25-30' \$21.00 31-36' \$25.20 up increment- ally to 150' 37-42' \$29.40 43-48' \$33.60
Pt. Townsend	360 385-2355	430 slips	Yes N/C	Yes \$3	Yes N/C	Yes N/C	Yes Coin Op	0-22' \$10 23-32' \$13 33-42' \$15 On up
Poulsbo	360 779-9905		Yes N/C	Yes \$3	Yes N/C	Yes \$5 dep. Keycard	Yes Coin Op	25¢



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE CITY PUBLIC DOCK, CHANGING THE MOORING TIME LIMIT FOR VESSELS AT THE DOCK FROM 24 TO 48 HOURS, AND ELIMINATING THE LIMITATIONS ON THE AREA TO BE USED FOR UNLOADING AND LOADING PASSENGERS ON THE DOCK, AMENDING SECTIONS 8.28.040 AND 8.28.065 OF THE GIG HARBOR MUNICIPAL CODE.

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WHEREAS, the current mooring time limit at the public dock is set for a period not to exceed 24 continuous hours within any seven day period; and

WHEREAS, a restriction exists on the area of the dock to be used for unloading and loading of passengers; AND

WHEREAS, the City Council believes that it would promote tourism and reflect actual and normal moorage patterns for public dock users to increase the moorage time limit from 24 continuous hours to 48 continuous hours, and to eliminate any restrictions on the area on the dock to be used for loading and unloading by passengers; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,  
DO ORDAIN AS FOLLOWS:

Section 1. Section 8.28.050 of the Gig Harbor Municipal Code is hereby amended to read as follows:

**8.28.040 Mooring Time Limit.**

Boats may moor to the dock for a period not to exceed ~~24~~ 48 continuous hours. A boat shall not be moored at the dock for more than one ~~24~~ 48 hour period within any seven day period. A boat shall not be moored at the dock in excess of ~~24~~ 48 hours for any seven-day period whether continuous or not.

Section 2. Section 8.28.065 of the Gig Harbor Municipal Code is hereby

amended to read as follows:

**8.28.065 Unloading/loading Zones.**

A portion of the dock ~~not to exceed 65 feet~~ shall be set aside and clearly marked and signed on the city dock for unloading and loading of watercraft passengers. Watercraft may use the unloading/loading zone only for the purpose of unloading and loading of watercraft passengers; a person responsible for navigating such watercraft must remain on board while temporarily moored at the city dock; and such watercraft shall be moved from the unloading/loading zone either immediately after passengers have disembarked or if another watercraft needs to use the unloading/loading area.

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

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MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

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CITY CLERK, MOLLY TOWSLEE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_

FILED WITH THE CITY CLERK: 5/20/98  
PASSED BY THE CITY COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO. \_\_\_\_\_



SUMMARY OF ORDINANCE NO. \_\_\_\_\_

of the City of Gig Harbor, Washington

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On the \_\_\_\_ day of \_\_\_\_\_, 199\_\_, the City Council of the City of Gig Harbor, passed Ordinance No. \_\_\_\_\_. A summary of the content of said ordinance, consisting of the title, provides as follows:

**AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE CITY PUBLIC DOCK, CHANGING THE MOORING TIME LIMIT FOR VESSELS AT THE DOCK FROM 24 TO 48 HOURS, AND ELIMINATING THE LIMITATIONS ON THE AREA TO BE USED FOR UNLOADING AND LOADING PASSENGERS ON THE DOCK, AMENDING SECTIONS 8.28.040 AND 8.28.065 OF THE GIG HARBOR MUNICIPAL CODE.**

The full text of this Ordinance will be mailed upon request.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

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CITY CLERK, MOLLY TOWSLEE

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO PUBLIC DOCK MOORAGE FEES, CLARIFYING THE TIME LIMITS FOR OVERNIGHT MOORAGE AND THE PENALTY FOR NON-PAYMENT OF MOORAGE FEES; AMENDING SECTIONS 3.28.010 AND 3.28.020 OF THE GIG HARBOR MUNICIPAL CODE.

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WHEREAS, the current code provisions relating to moorage time limitations are unclear and unenforceable; and

WHEREAS, the City Council finds that the code should be amended to properly reflect the moorage requirements and penalties; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Section 3.28.010 of the Gig Harbor Municipal Code is hereby amended to read as follows:

**3.28.010 Rates Established.**

~~There are established~~ The following rates shall be to be assessed ~~charged against boats and other watercraft for overnight moorage moored overnight~~ at the Gig Harbor City Dock moorage facility: \$.025 per foot per day night.

For the purpose of this chapter, each day night shall be defined as the period from 7:00 p.m. to 7:00 a.m. constitutes a period of 24 hours moorage during a period from 7:00 p.m. to 7:00 a.m. commencing at the time the watercraft is registered and payment made or from the time the watercraft is tied up, whichever first occurs

Section 2. Section 3.28.020 of the Gig Harbor Municipal Code is hereby amended to read as follows:

**3.28.020 Penalty.**

it shall be a violation of GHMC ? 3.28.010 for the owner or operator of a vessel or watercraft moored for a night at the City Dock to fail to pay the fee described therein. Such violation shall be ~~violations of the moorage daily fee shall constitute an infraction of~~ punishable by a civil fine of \$100.00 for each ~~day~~ night the moorage fee has not been paid.

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

\_\_\_\_\_  
MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
CITY CLERK, MOLLY TOWSLEE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

BY \_\_\_\_\_

FILED WITH THE CITY CLERK: 5/20/98  
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of the City of Gig Harbor, Washington

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The full text of this Ordinance will be mailed upon request.

DATED this \_\_\_\_ day of \_\_\_\_\_, 199\_\_.

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CITY CLERK, MOLLY TOWSLEE

CHAPTER 8.28 - PUBLIC DOCKS  
LOADING / UNLOADING ZONE  
(REF. GHMC 8.28.065)

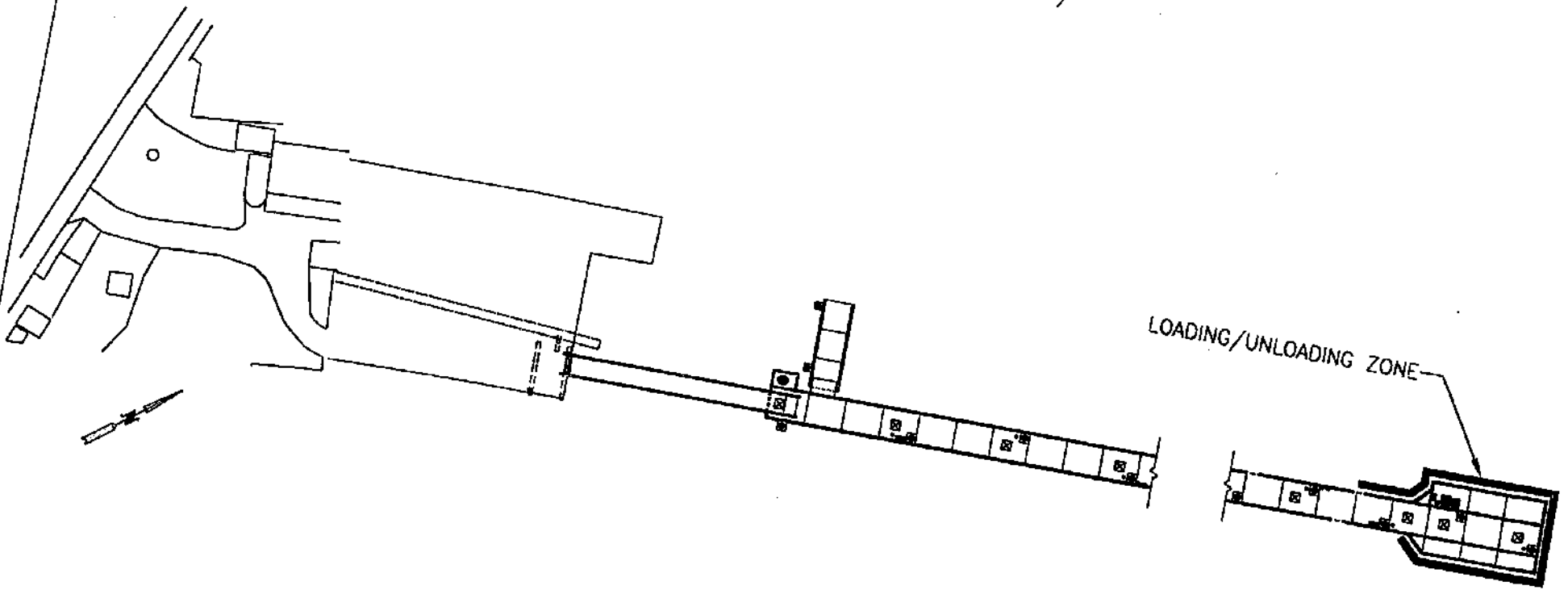


FIGURE 1





City of Gig Harbor Police Dept.  
3105 JUDSON STREET  
GIG HARBOR, WASHINGTON 98335  
(253) 851-2236

**TO:**  
**FROM:**  
**SUBJECT:**  
**DATE:**

**MAYOR WILBERT AND CITY COUNCIL**  
**MITCH BARKER, CHIEF OF POLICE**  
**APRIL INFORMATION FROM PD**  
**MAY 18, 1998**

Attached are the activity statistics for April 1998 for your review.

The Reserves contributed 293 hours of service in April. This included 209.5 hours of patrol time, 134.5 hours administrative duties, and 29 hours of training, 8.5 hours assigned to special details, and 12 hours for court transports. Reserve Officer Baker taught First Aid and CPR to most of the department members this month, saving us the cost normally associated with an outside instructor. We added a new Reserve Officer in April. Jan Siburg became our newest member and is working in the basic training mode at this time.

The Explorers worked 514 hours in April. This was predominantly used at the Blue Mountain Challenge but also included a meeting and parking assistance at the Gig Harbor Little league fields. Our Explorers represented us well at the Challenge and, as usual, we were very proud of their conduct. The lead Explorer advisor moves from Officer Emmett to Officer Sanders beginning next month.

The Marine Services Unit accounted for 15 hours in April. The patrol boat received annual maintenance and tune up and is ready for the boating season. Two officers will and the Marine Law Enforcement basic course in May. This will give us five officers ed to use the patrol boat.

# GIG HARBOR POLICE DEPARTMENT MONTHLY ACTIVITY REPORT

City of Gig Harbor Police Dept.  
3105 JUDSON STREET  
GIG HARBOR, WASHINGTON 98333  
(206) 851-2236

MITCH BARKER  
Chief of Police



April 1998

	APR 1998	YTD 1998	YTD 1997	%chg to 1997
CALLS FOR SERVICE	386	1563	1188	+ 32
CRIMINAL TRAFFIC	19	86	53	+ 62
TRAFFIC INFRACTIONS	88	296	186	+ 59
DUI ARRESTS	10	41	24	+ 71
FELONY ARRESTS	3	11	43	-
MISDEMEANOR ARRESTS	10	46	15	-
WARRANT ARRESTS	13	41	43	-
CASE REPORTS	107	422	45	-
REPORTABLE VEHICLE ACCIDENTS	13	13	13	-