

GIG HARBOR CITY COUNCIL MEETING

TUESDAY, MAY 28, 1991

June 17, 7:00 am (City - 3000)

AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
7:00 p.m., TUESDAY, MAY 28, 1991

PUBLIC COMMENT/DISCUSSION:

CALL TO ORDER:

PUBLIC HEARINGS: None scheduled.

APPROVAL OF MINUTES:

CORRESPONDENCE:

1. Community partnership to develop effective prevention strategies to alcohol and drug use/abuse in youth.

OLD BUSINESS:

1. Ordinance revising zoning code - 3rd reading.

NEW BUSINESS:

1. Request for annexation ANNEX 91-05: Shore Acres.
2. Hearing Examiner report and recommendation on SDP88-02/SP88-04: Peter Darrah.
3. Placement of Peninsula Light Company's transmission line.

DEPARTMENT MANAGERS' REPORTS:

1. Public Works update.
2. Administration/Finance:
1st quarter financial report and budget status.

MAYOR'S REPORT:

1. City dwellers organization.
2. Set date for council workshop on 1992 Goals & Priorities.

APPROVAL OF BILLS:

Warrants #7269 through #7309 in the amount of \$20,859.56.

ADJOURN:

Res. June 12 (Wed.) - Public Works.



REGULAR GIG HARBOR CITY COUNCIL MEETING OF MAY 13, 1991

PRESENT: Councilmembers Frisbie, Davis, Hoppen, English and Mayor Wilbert.

ABSENT: Councilmember Perrow.

PUBLIC COMMENT/DISCUSSION: None scheduled.

CALL TO ORDER: 7:12 p.m.

PUBLIC HEARINGS:

1. Ordinance regarding condemnation of Ancich property - 2nd reading.
City Administrator Michael Wilson provided an overview of the process used in the attempt to purchase the Ancich property to be developed into public access to the waterfront. The Ancich's had recently decided they no longer wished to sell the property, leaving the city no other option but to condemn the property, if in fact, the city was determined to acquire the property.

Jack Bujacich questioned the city administrator's authority to offer to purchase the property. He stated he was against condemnation of the property.

Several members of the audience raised their hands when asked by the mayor if they were there to speak against the condemnation.

MOTION: To not proceed with the condemnation of the property.
Frisbie/Davis - unanimously approved.

MINUTES:

MOTION: To approve the minutes of the meeting of April 22, 1991.
English/Davis - unanimously approved.

CORRESPONDENCE:

1. AWC annual business meeting - registration of delegates.
The mayor asked if any councilmember or staff member would be attending the annual meeting.

2. AWC request for recommendations regarding participation on Public Works Trust Fund Board.
3. Letter from state Department of Transportation regarding SR-16 Capacity Study.
4. Recycling update: Brochures available.
5. City of Tacoma legal opinion on formation of Puget Sound Regional Council.

OLD BUSINESS:

1. Ordinance revising zoning code - 2nd reading.
Planning Director Ray Gilmore presented the ordinance with the changes recommended by council.

Councilmember Frisbie requested some more clarifications be made to the ordinance for adoption at the next meeting.

2. Ordinance prohibiting use of compression brakes - 2nd reading.

MOTION: To adopt Ordinance #600 prohibiting the use of unmuffled compression brakes.
English/Hoppen - unanimously approved.

3. SDP 90-02: Harbor Place Marina - moorage plan and parking configuration.

Planning Director Ray Gilmore provided council with the information they had requested regarding parking, current and proposed moorage allocation, and a "hold-harmless" agreement between the applicant's and the neighboring property owners.

Bob Carlson and David Bentley, marina owners, explained the request.

Joe Puratich, neighboring property owner, expressed concern over the length of boats allowed to moor at the marina and the amount of space remaining between the properties.

MOTION: To approve the shoreline substantial development permit as submitted with the addition of a covenant which identifies slips

24 through 27 are for the exclusive use of the condominium owners. The Hearing Examiner's findings, conclusions, and recommendations shall be accepted by adoption of Resolution #313.
Frisbie/English - unanimously approved.

NEW BUSINESS:

1. POW-MIA flag.
Mayor Wilbert showed council a flag she had obtained from Scott Turner and requested the city fly a flag of its kind to remind the population of prisoners of war and those missing in action.
2. Hearing Examiner's report and recommendation on SPR91-02/CUP91-02: Chapel Hill Presbyterian Church - Resolution.

Mr. Gilmore presented the application for construction of an additional 47,326 square feet of worship and educational facilities to the existing church complex.

Mike Cina, architect for the church, was available to answer questions.

MOTION: To accept the Hearing Examiner's recommendation and approve Resolution #314. Outdoor lighting for the complex to be contained.
English/Davis - unanimously approved.

3. Request for consideration/Notice of Intent to Annex - Gig Harbor North.
City Administrator Mike Wilson provided an overview of the proposed annexation area.

Greg Waddell, of Waddell Planning Services, introduced David Cunningham. Mr. Cunningham, of Pope Resources (a major property owner), explained the project.

Mayor Wilbert recommended to the council the annexation be conditioned to requiring the Gig Harbor North annexing area provide a transmission line corridor for the Peninsula Light Company.

Al Iverson, Jim Easton, and Dick Horrigan all spoke against development in that area and objected to the

location of power lines.

Mr. Wilson explained that the location of power lines should not affect the proposed annexation.

MOTION: To table the request until the council meeting of May 28, 1991, to allow representatives of the Peninsula Light Company to be present.
Davis/ - motion died for lack of a second.

MOTION: To table the request until the meeting of July 8, 1991.
Frisbie/Hoppen - unanimously approved.

4. Formation of Hunt/Kimball LID - Resolution.
Mr. Wilson presented the resolution which allows formation of the Hunt/Kimball Local Improvement District.

Wesley Meecham, Stanley Undi, Mark and Sheila York, and Joseph Martina, all property owners in the vicinity, expressed concerns over the development of Hunt Street.

MOTION: To approve Resolution #315.
Frisbie/Davis - approved by a vote of 3 - 1 with Hoppen voting against.

5. Stroh Water Company request for water intertie.

MOTION: To adopt the recommendation of the Public Works Director and approve the request for water system intertie on Kimball Drive with Stroh Water Company.
Frisbie/Davis - unanimously approved.

6. Requests for extension of sewer utility service - Radcliffe, Turner, Smith.

Public Works Director Ben Yazici explained the requests for sewer service to two duplexes in the Shore Acres area due to failure of the septic systems.

MOTION: To approve these requests with the anticipation of receiving a petition for annexation from the Shore Acres area.
Davis/English - unanimously approved.

7. Notification of intent to provide liquor import services.

Administrative Assistant Karin Ashabraner explained the notice received from the State Liquor Control Board of a new business to be located in The Woods Business Complex. The intent of the business is to be a liquor wholesaler, not distributor.

No action was taken.

DEPARTMENT MANAGERS' REPORTS:

1. Police:

Police Chief Denny Richards provided council with information regarding the Police Department's activity for the month of April, 1991.

PAYROLL:

MOTION: To approve payment of warrants #5656 through #5765 in the amount of \$119,338.45.
Davis/English - unanimously approved.

BILLS:

MOTION: To approve payment of warrants #7175 through #7267 in the amount of \$52,714.76.
Davis/English - unanimously approved.

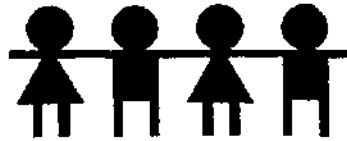
ADJOURN:

MOTION: To adjourn at 10:15 p.m.
Davis/English - unanimously approved.

Cassette recorder utilized.
Tape 231 Both Sides
Tape 232 Side A
Tape 232 Side B 000 - 232.

Gretchen A. Wilbert, Mayor

PENINSULA PARTNERS for KIDS



RECEIVED

MAY 22 1991

CITY OF GIG HARBOR

Community partnership promoting an alcohol/drug free environment for our youth

May 20, 1991

Gretchen Wilbert, Mayor
City of Gig Harbor
3105 Judson Street
Gig Harbor, WA 98335

Dear Gretchen,

A new community effort is underway to unite parents, Peninsula School District personnel and community leaders who will work together to help youth be alcohol/drug free. Your leadership in the community makes you a key person to lend your name and support to our effort.

The statistics are alarming: 35% of our high school students drink frequently, and up to 16% are alcohol or drug dependent. These statistics correlate with increased incidents of drunk driving, accidents, poor school performance and family problems. You may be aware that most of our schools, elementary through high school, have already begun to develop a parent network in which parents have agreed to enforce common guidelines and rules for their children. One of our goals is to share these efforts with the community.

We know that prevention and treatment is a process that includes many strategies - that there is no single solution to our alcohol and drug prevention problem. What we want is to reduce the likelihood of youth developing a substance abuse problem and to increase the likelihood of them living healthy, productive lives.

The parent networks and the Peninsula School District invite you to join with us in a coordinated community-wide partnership, the purpose of which is to promote alcohol and drug free lifestyles for our youths, through a combination of alternative activities, education, prevention, treatment and counseling. In order to work together and to develop a community-wide plan of action, we need your help. Our first community/school district/parent meeting will be held on Wednesday, June 5, 1991, 7:30 pm, at Canterwood Golf and Country Club. Community leaders, school district personnel and parents have been invited to join together to begin to develop effective prevention strategies.

Thank you for your commitment to our Peninsula Youth.

Sincerely,

A handwritten signature in cursive script that reads "Tom R. Hulst".

Tom R. Hulst
Superintendent



City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

May 23, 1991

Tom R. Hulst
Superintendent
Peninsula School District
14015 62nd Avenue N.W.
Gig Harbor, WA 98332

Dear Tom:

You have presented us with an alarming set of statistics and an appeal for assistance in helping a portion of our youth population reduce the likelihood of individuals developing a substance abuse problem.

We are beginning to recognize our efforts of the past and present are commendable but those efforts fall short in the area of recreational and social needs of our youth between the ages of 14 and 21.

The D.A.R.E. program concluding its third year, will not begin to have an effect within the high school population until 1992-93.

The high school population needs our focus of attention this year.

A representative of the city will be attending the community/school district/parent meeting on Wednesday, June 5, at 7:30 p.m. at Canterwood.

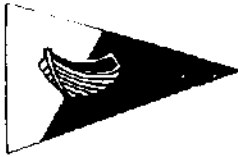
Thank you for providing the leadership for this important step in the education process.

Sincerely,


Gretchen A. Wilbert
Mayor
City of Gig Harbor

GAW/kla

cc: Dr. Robert Stuart, City Dwellers Organization
Linda Clifford, City Dwellers Youth Program Chair
Denny Richards, Gig Harbor Police Chief
Michael R. Wilson, City Administrator



City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: Mayor Wilbert and City Council
FROM:  Ray Gilmore
DATE: May 23, 1991
SUBJ.: Amendments to Zoning Code -- 3rd. Reading

Attached for your consideration is the ordinance for the adoption of proposed "house-keeping" changes to the zoning code. The ordinance reflects the latest revisions sought by the Council for the allowance of including private roads as part of the lot area calculation within short plats.

Council's favorable consideration is requested.

CITY OF GIG HARBOR

Ordinance No. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, REVISING SECTION OF THE CITY OF GIG HARBOR ZONING CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Gig Harbor Planning Commission has determined that certain sections of the zoning code should be refined, clarified and adjusted to more effectively implement the policies and goals of the City of Gig Harbor Comprehensive Plan; and,

WHEREAS, the Planning Commission conducted a public hearing on February 19, 1991, on the proposed house keeping changes; and,

WHEREAS, the Planning Commission finds that the proposed changes promote the public health, safety and general welfare of the community.

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, ORDAINS as follows:

Section 1. Title 17 of the City of Gig Harbor Municipal Code is amended as follows:

...

17.04.080 Area, site. "Site area" means all the area within the boundaries of a lot, tract, parcel or site, excluding public right-of-ways dedicated to the state, county or city for use as thoroughfares and private right-of-ways established for motor vehicular thoroughfares, provided that private rights-of-ways which provide common access to three or less lots within a short plat may be included for the purposes of calculating lot area., also, ~~excluding any area excluding easements granted for purposes other than public access or thoroughfares.~~

...

17.04.890 Yard, front. "Front yard" means a yard extending the full length of the front lot line and its depth is measured horizontally at right angles to the front lot line from midpoint of the front lot line to the midpoint of the front building line, except roof eaves, bump-out windows and decks/balconies may encroach up to a maximum of eighteen inches into the yard.

...

17.04.900 Yard, rear. "Rear yard" means a yard extending the full length of the rear lot line and its depth is measured horizontally at right angles to the rear lot line from midpoint of the front lot line to the midpoint of the rear building line, except roof eaves, bump-out windows and decks/balconies may encroach up to a maximum of eighteen inches into the yard.

...

17.04.910 Yard, side. "Side yard" means a yard extending from the front yard to the rear yard and its depth is measured horizontally at right angles to the side lot line from midpoint of the side lot line to the midpoint of the side building line, except roof eaves, bump-out windows and decks/balconies may extend up to a maximum of eighteen inches into the yard.

...

17.96.020 Applicability.

...

B. Site plan review and approval shall be required for all new nonresidential uses and for the location of any building or multifamily development in which more than two dwelling units would be contained, and shall apply throughout the city...

...

17.28.050 Minimum Development Standards.

...

J. Parking is not permitted in ~~setback areas~~ in the side yards. Parking in front and rear yards is permitted, provided that a minimum landscape buffer of ten feet is provided. In rear yards, a dense vegetative screen shall be provided between the parking area and any adjacent residence.

Section 2. This ordinance shall be in full force and effect five (5) days after passage and publication by posting as provided by law.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the City Council held on this _____ day of _____, 1991.

Gretchen A. Wilbert, Mayor

ATTEST:

Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 4/15/91
Passed by City Council: 5/28/91
Date published:
Date effective:



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145

GIG HARBOR, WASHINGTON 98335

(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: RAY GILMORE, PLANNING DIRECTOR
SUBJ.: REQUEST FOR CONSIDERATION/NOTICE OF INTENTION TO
COMMENCE ANNEXATION PROCEEDINGS -- SHORE ACRES.
DATE: MAY 23, 1991.

Attached for your consideration is a notice of intent to petition for annexation submitted by PAC-Tech Engineering in behalf of Jeff Edwards and Shore Acre Road residents representing not less than ten percent of the assessed evaluation of property within the described annexation area

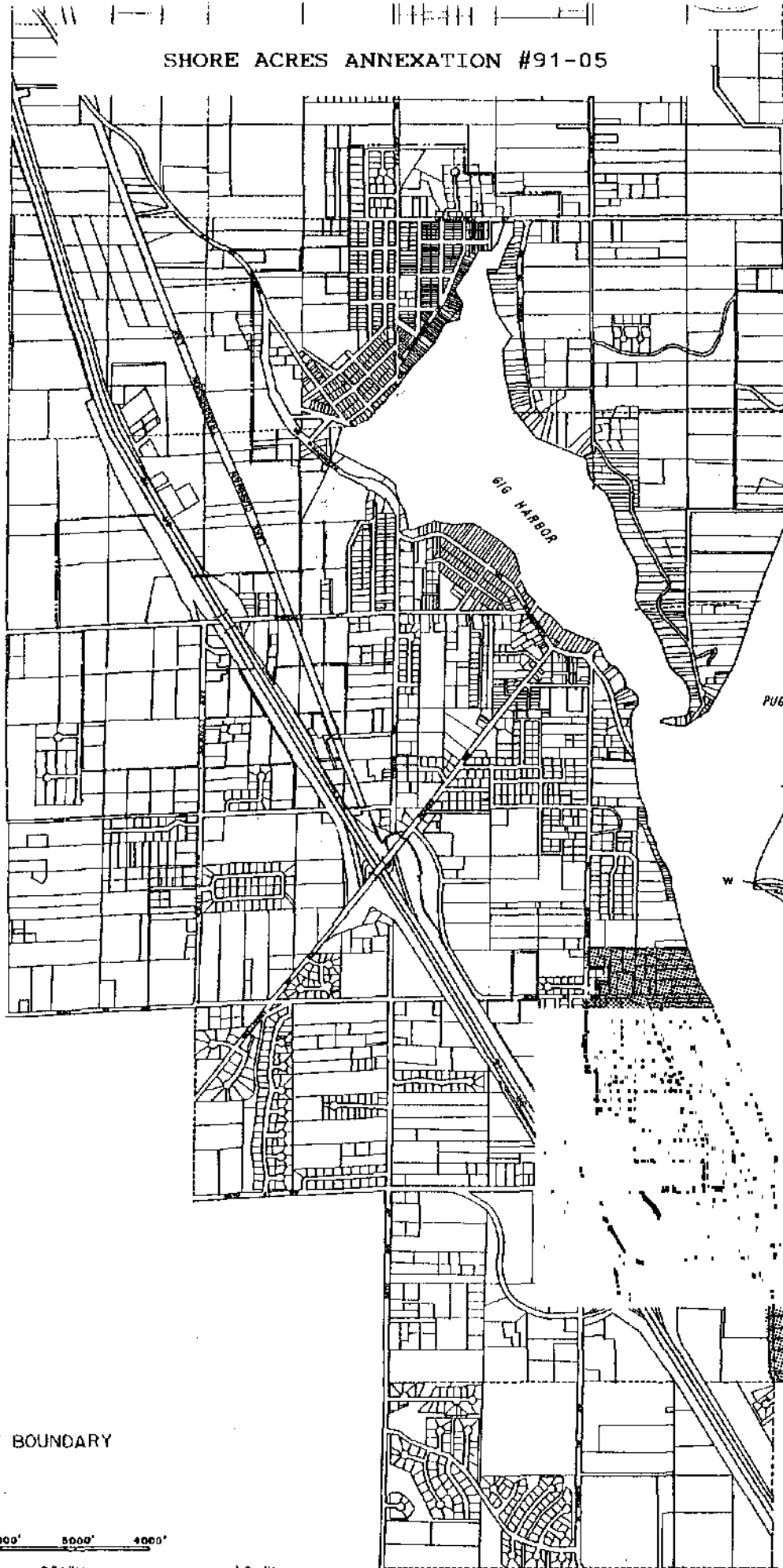
The property, which is located generally south of the City, east of Reid Road, consists of approximately 210 acres. The annexation area has been proposed for an R-1 (single family) and R-2 (single family/duplex) zoning. The shoreline fronting the Narrows would be within the jurisdiction of the City of Gig Harbor Shoreline Master Program and would be designated as an Urban Environment. The Comprehensive Plan designates the area as urban-residential.

The area is within the urban area of the City of Gig Harbor and is included within the future potential annexation area for the city. The site is predominantly developed as residential (predominantly single family and some duplex) throughout the area.

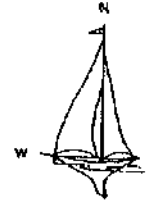
If accepted by the Council, the petition for annexation should include the requirement for the assumption of existing city indebtedness on a pro-rata basis. Upon submission of the 60% petition and the required environmental documents for SEPA review, a public hearing and resolution for annexation will be scheduled before the Council.

Attachments

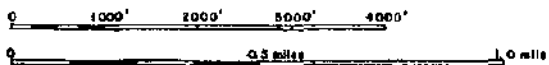
SHORE ACRES ANNEXATION #91-05



PUGET SOUND



----- CITY BOUNDARY



Property line base
created from Pierce
County Assessor's
records - by
The Gig Harbor
Comprehensive Plan
Research Team,
The Evergreen
State College,
Olympia, Wash-
ington, 1981.

CITY OF GIG HARBOR AND VICINITY



PAC-TECH Engineering, Inc.
Engineers / Planners / Surveyors

RECEIVED

MAY 14 1991

CITY OF GIG HARBOR

May 13, 1991

Job #13971

City of Gig Harbor
P.O. Box 145
Gig Harbor, WA 98335

Reference: Shore Acres Annexation Request

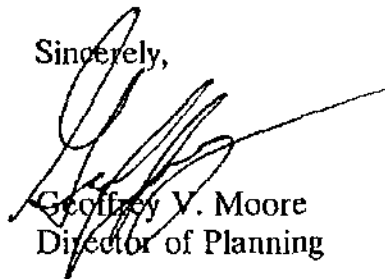
Dear Honorable Mayor and Council Members:

I am writing on behalf of Mr. Jeff Edwards, a property owner within the Shore Acres community, to request that the Council consider initiation of annexation of the Shore Acres area. To initiate this request, I have attached an annexation petition representing over ten percent of the property owners within the Shore Acres area along with a map showing the area involved in the annexation request.

I would request that the City Council accept this and allow the petitioners to schedule a public meeting in the City Hall so that the Shore Acres community can ask and receive answers from the City's staff concerning affects of the annexation. Our initial response to the request was excellent and we believe with questions properly answered, we can gather the necessary support for the submission of the sixty percent petition.

Your thoughtful consideration of this matter is greatly appreciated.

Sincerely,



Geoffrey V. Moore
Director of Planning

GVM/ms

Attachment

c: Mr. Jeff Edwards
Mr. Mike Wilson



PAC-TECH Engineering, Inc.
Engineers / Planners / Surveyors

May 23, 1991
Job #13971

Mr. Ray Gilmore
City of Gig Harbor
P.O. Box 145
Gig Harbor, WA 98335

Reference: Shore Acres Annexation

Dear Ray:

Attached you will find the calculation of value represented by the annexation petitions we filed concerning the Shore Acres Annexation. I have also included the Assessor's records and an Assessor's map so that you can identify the parcels belonging to the petitioners. As you can see, the petitions represent a total of \$1,995,400.00 which exceeds 10 percent of the assessed evaluation for the area proposed for annexation.

We hope to have several of the Shore Acre residents in attendance at the Tuesday night hearing and would like to see a Steering Committee formed that could act as a liaison between the community and City. Issues that we have heard raised by residents that need to be addressed would include the following:

1. The future of the Shore Acres Water Company.
2. Sewer service.
3. Taxation issues.

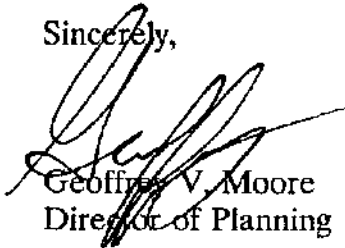
In reviewing the property listing, we noticed that Mr. Mark Hoppen owns property within the area and perhaps he and another interested council member could work with the Steering Committee to answer these questions. The community would desire to arrange a public meeting with your staff to review the matter in more detail and perhaps a meeting of this type could be coordinated with the adjacent annexation application so that City Staff's time is not unduly burdened.

We look forward to presenting this material for the Council Tuesday night.

Mr. Ray Gilmore
May 23, 1991
Job #13971
Page 2

If you have any questions, please do not hesitate to contact me at this office.

Sincerely,



Geoffrey V. Moore
Director of Planning

GVM/gt

Attachment

c: Mr. Jeff Edwards

RECEIVED

MAY 6 1991

CITY OF GIG HARBOR

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

The Honorable Mayor and City Council
City of Gig Harbor
P. O. Box 145
City of Gig Harbor, WA. 98335

Dear Mayor and City Council:

The undersigned, who are the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, hereby advise the City Council of the City of Gig Harbor that it is the desire of the undersigned owners of the following area to commence annexation proceedings:

The property herein referred to is described on Exhibit "A" attached hereto and is depicted on Exhibit "B" further attached hereto.

It is requested that the City Council of the City of Gig Harbor set a date not later than sixty days after the filing of this request for a meeting with the undersigned to determine:

- (1) Whether the City Council will accept the proposed annexation;
- (2) Whether the City Council will require the adoption of zoning for the proposed area in substantial compliance with the Proposed Comprehensive Plan as adopted by City of Gig Harbor Ordinance 496; and
- (3) Whether the City Council will require the assumption of existing city indebtedness by the area to be annexed.

This page is one of a group of pages containing identical text material and is intended by the signers of this Notice of Intention to be presented and considered as one Notice of Intention and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention.

OWNER'S SIGNATURE
(Husband and wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED

<i>Joann R. Pierce</i>	Joann R. Pierce	5801 28 th Co. 2 nd W.	May 4 91
<i>William R. Pierce</i>	William R. Pierce	" "	"
Shore Acres 02-21-17-1-3 W200' OF S100' OF L 25			

OWNERS SIGNATURE

PRINTED NAME

ADDRESS/TAX
PARCEL NUMBER

DATE SIGNED

Craig Baldwin

CRAIG BALDWIN

759000-041-5

5-9-91

OWNER'S SIGNATURE
(Husband and Wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED

<i>Therese W. Sand</i>	Therese W. SAND		4-27-91
<i>Mary Ellen Sand</i>	Mary Ellen Sand		4-27-91

2709-57th St. Ct. NW

Shore Acres

02-21-17-1-3

N 136.91 ft. of E 110 ft.

of W 252 ft. of T_c 24

Item 5

5/3/91

DEAR MR. EDWARDS:

YOUR LETTER ALONG WITH THE NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS WAS MOST WELCOME TO OUR FAMILY. WE PURCHASED THE LOT FROM THE DEVELOPER CARL KENECHT 10 YEARS AGO WHEN I WAS STATIONED IN LONG BEACH, CA. USN WITH ALL INTENTIONS TO BUILD A HOME THERE. WE PURCHASED IT WITH A PASSED PERCK TEST BUT I DID NOT RENEW THE PERMIT THE FOLLOWING YEAR BECAUSE WOULD BE IN THE NAVY FOR ANOTHER 6 OR 7 YEARS. WHEN I DID RETURN THE HEALTH DEPT. SAID IT WILL NOT PERCK AND WAS NOT LARGE ENOUGH TO DESIGN AN ADEQUATE SEPTIC SYSTEM AND DRAIN FIELD. THEN MY NEIGHBOR BUILT A LARGE WALL ON MY EASEMENT AND REMOVED DIRT FROM IT FURTHER COMPROMISING MY OBTAINING A BUILDING PERMIT. AFTER SO MANY LEGAL FEES AND SOILS ENGINEERING FEES WE WERE QUITE DEVASTATED. WE CAN ONLY HOPE FOR A SEWER NOW. PLEASE KEEP US ADVISED.

Sincerely yours,

Joel O. Dwen
JOEL O. DWEN DDS

5714 HIGH ACRES DR. NW
616 HARBOUR, WA 98335
857-7899

OWNER'S SIGNATURE
(Husband and Wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED

WM. EDWARDS CONEST, CO. INC.

PARCEL #'S

5/2/91

Jeffrey W. Edwards

02-21-16-3-013

5/2/91

JEFFREY W. EDWARDS - PRES.

02-21-16-3-007

5/2/91

02-21-16-3-012

5/2/91

OWNER'S SIGNATURE
(Husband and wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED

COLUMBIA PRO ESTATES
RD 2-21-16-3-011
2017 55TH ST N.W.

REID DR. NW GIG PRL.

4/29/91

Joanne Diven

JOANNE DIVEN

Joel O Diven

JOEL O. DIVEN

" " " "

4/29/91

Multiple horizontal lines for additional entries.

OWNER'S SIGNATURE
(Husband and wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED

James Turner	JAMES L. TURNER	6218 A Reid Dr.	4/27/91
Neva J. Turner	NEVA J. TURNER	6218 A REID DR	4/27/91
Arnold Sabowitz	ARNOLD SABOWITZ	6218 B Reid Dr.	4/28/91
Marilyn Sabowitz	Marilyn Sabowitz	6218 Reid Dr. B	4/28/91
Russell C Smith	Russell C Smith	6222 Reid Dr.	4/28/91
Nora E. Smith	NORA E. Smith	6222 Reid Dr.	4-28-91
Geraldine M. Shafer	Geraldine M. Shafer	6205 28th	4-29-91
Charles M. Shafer	Charles M. Shafer	6205 28th	4-29-91
Ron Sleeper	RON SLEEPER	5625 REID DR	4-29-91
Linda Shaw	Linda Shaw	5727 Reid Dr	4-30-91
Dueila I. Scott	Dueila I. Scott	6293 Reid Dr	4-30-91
Suzanne A. Klinger	SUZANNE A. KLINGER	6224 Reid Dr	5-3-91
Mildred M. Scoggins	Mildred M. Scoggins	2711 64th St NW	5-4-91
James E. Scoggins	James E. Scoggins	2711 64th St NW	5-4-91
Carol Coff	CAROL COFF	2657 64th St NW	5-4-91
Terry Ste Marie	TERRY STE MARIE	2720 64th St NW	5-4-91
John + Patricia Page	John + PATRICIA Page	6102 REID DR. N.W.	5-5-91
Russell + Norma Carlson	Russell + Norma Carlson	2809-2811-65th St. Ct. NW	5/6/91
Paul Butler	Paul Butler	2808-2810 65th St. Ct NW	5/6/91

R: leasing; not property owner - excluded from evaluation list

OWNER'S SIGNATURE
(Husband and Wife)

PRINTED NAME

ADDRESS AND LEGAL
DESCRIPTION

DATE
SIGNED


George S. Rogers

53RD South 01 = Rees Dr 5/8.91
LOT 4 FLAT 8804130445

Susie K. Rogers



City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: Mayor Wilbert and City Council
FROM:  Ray Gilmore, Planning Director
DATE: May 23, 1991
SUBJ.: Hearing Examiner Recommendation -- SDP 88-02/SPR
88-04, Peter Darrah.

Attached for your review and consideration is the report and recommendation of the City of Gig Harbor Hearing Examiner regarding the above referenced application submitted by Mr. Peter Darrah.

The application, which was filed in 1988, is to authorize the development of the facilities over the past several years including the correction of violations for the past placement of finger piers and a covered boathouse. Specifics regarding the case are referenced in Part II of the staff analysis of June 22, 1988.

Although the City Hearing Examiner conducted a public hearing on two separate occasions in 1988, a decision was not rendered until April of this year. An additional public hearing was conducted in February of this year to provide an opportunity for parties of record to provide any new testimony or information on the project. The Examiner's findings, conclusions and recommendation take into account all testimony received to date.

A resolution adopting the Examiner's recommendation is attached for your consideration.

CITY OF GIG HARBOR

RESOLUTION _____

WHEREAS, Mr. Peter Darrah has requested a shoreline management substantial development permit (SDP 88-02) and site plan approval (SPR 88-04) for modifications to, and the continued use of, floats and various upland developments; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance No. 489 which establishes guidelines for the review of site plans and other land use issues; and,

WHEREAS, the Planning Director has recommended conditional approval of the project in a report issued June 22, 1988, and in a supplemental report of February 22, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 22, 1988, at a continued public hearing on October 19, 1988 and on February 20, 1991 to accept public comment on the proposal; and,

WHEREAS, requests for reconsideration were filed by Mr. Peter Darrah and Mr. John Paglia and were duly considered by the Examiner in his findings of May 20, 1991; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of the application in his report dated April 26, 1991.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the hearing examiner in his report of February 4, 1991, are hereby adopted and the shoreline substantial development permit SDP 88-02 and site plan SPR 88-02 are approved, subject to the following conditions:

1. Any changes to the existing development on the site shall occur in substantial compliance with Exhibit B (the original site plan), except as modified by the conditions listed below.

2. The proposed drainage improvements shall be reviewed for approval by the Public Works Director.
3. Frontage improvements (curbs, gutters, sidewalks) may be required to the extent determined by the Gig Harbor Public Works Director.
4. The floats must conform with the setback provisions of Chapter 17.76. This requires placements to be no closer than 12 feet from the property lines or the floats must be removed. Verification of this setback by a survey shall be required.
5. The bulkhead work must be reviewed for applicability of building permit requirements. Any required structural calculations must be prepared by a licensed engineer.
6. The interior space of the boathouse shall remain decked over and moorage shall not be allowed in the structure. The structure shall only be used for a water dependent use accessory to activities at the site or the structure shall be removed.
7. The design, location and access/approach for the proposed parking lot shall be reviewed for approval by the Public Works Director. All parking areas must have a blacktop surface and parking spaces shall be delineated in white paint. Because of the relationship between the moorage facility and the current lack of parking, the parking area(s) must be constructed within two years of the date of approval or the aspects of this permit relating to the pier and floats shall expire. Expiration of the permit shall be grounds for removal of said structures

Gretchen A. Wilbert, Mayor

ATTEST:

Resolution #
Page 3

Michael R. Wilson
City Administrator/Clerk

Filed with City Clerk: 5/23/91
Passed by City Council: 5/28/91

**CITY OF GIG HARBOR
HEARING EXAMINER
FINDINGS CONCLUSIONS AND RECOMMENDATION**

APPLICANT: Peter Darrah

CASE NO.: SDP - 88-02/SP - 88-04

APPLICATION: Approval of a shoreline substantial development permit and site plan to allow the continued use of floats and various upland improvements.

SUMMARY OF RECOMMENDATIONS:

Planning Staff Recommendation:	Approve with conditions
Hearing Examiner Recommendation:	Approve with conditions

PUBLIC HEARING:

After reviewing the official file which included the Planning Staff Advisory Report; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the Darrah application was opened at 4:20 p.m., June 22, 1988, in City Hall Gig Harbor, Washington, and closed at 5:37 pm, was continued to October 19, 1988. The hearing was reopened at 4:00 p.m. on October 19, 1988 and at 4:32 p.m. the hearing was closed for oral testimony but kept open administratively to allow submission of written correspondence. The hearing was reopened at 5:35 p.m. on February 20, 1991 and at 5:58 p.m. was again continued administratively to allow staff time to review revisions to the application. The file was closed on February 25, 1991. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the Planning Department.

FINDINGS CONCLUSIONS AND RECOMMENDATION:

Having considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

I. FINDINGS:

- A. The information contained on pages 1, 2, 3, 4 and 5 of the Planning's Staff Advisory Report (Hearing Examiner Exhibit A) is found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference is adopted as a part of the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.
- B. The applicant testified at the first hearing that:

1. The boat house has been there about nine years and a wood floor has been installed so it can no longer be used as a boat house. It is now a floating shed used in the repair of small boats.
 2. The finger floats were there when he bought the property.
 3. He has applied for permits on the movable piers.
- C. The applicant submitted several exhibits to explain and support his applications and he submitted a modified request prior to the last hearing. Exhibits submitted included Exhibit B through L, Q, R, T through Y, and GG.
- D. Two letters were received from neighboring property owners (Exhibits M and FF). The letters expressed several concerns and objections regarding the requests. Those concerns and objections included the following:
1. Firm control should be exercised on Gig Harbor's most important asset, its waterfront, and only projects that conform to all existing regulations should be approved.
 2. Although pleased of any improvements made to the subject site concern was expressed about further installation or construction on the site due to the proximity of the three nearby existing marinas.
 3. While a parking lot would allow vehicles belonging to the applicant and his marina tenants to remove their vehicles from the street, a parking lot on that curve of Harborview would be a definite traffic hazard.
 4. The incline to the proposed parking lot is very steep.
 5. Lights on cars existing from the proposed lot would shine directly into the private residences across the street.
 6. The upkeep of the subject premises, both on the water and the shore, should be upgraded in order that they become an asset to the City.
- E. An attorney for an adjacent property owner submitted a letter expressing opposition to the application (Exhibit O) and spoke in opposition to the application at the public hearings. He wrote or stated several concerns and objections on behalf of his client. Those concerns and objections included the following:
1. The applicant never sought to provide or maintain the twelve (12) foot setback required by Gig Harbor law.
 2. The applicant seeks overly intense utilization of his narrow property, which he has consistently expanded in the past without permits and in disregard of his neighbors and applicable law.
 3. The purse seiner owned by his client is over 50 feet long and is 16 feet wide. It has single engine and is difficult to land in the constricted space that Mr. Darrah has created with his unauthorized expansions.

4. The sea is a highway and there are required setbacks. Mr. Darrah has not observed those setbacks and then he tried to grandfather himself in.
5. Mr. Darrah does not have 11,200 square feet of space above the bulkhead as noted in the staff report. He really only has 5,000 to 6,000 square feet of space and he cannot provide adequate on site parking.
6. Approval of the application with the recommended conditions would reward a person who has broken the law.

II. CONCLUSIONS:

- A. The staff evaluation prepared by the Planning Staff and set forth on page 5 of the Planning Staff's Advisory Report accurately sets forth a portion of the conclusions of the Hearing Examiner and by this reference is adopted as a portion of the Hearing Examiner's conclusions. A copy of said report is available in the Planning Department.
- B. Approval of this application subject to the conditions listed below will assist in remedying several existing land use code violations on the subject site.


III. RECOMMENDATION:

Based upon the foregoing findings of fact and conclusions, the requested shoreline substantial development permit and site plan should be approved subject to the following conditions:

1. Any changes to the existing development on the site shall occur in substantial compliance with Exhibit B, except as modified by the conditions listed below.
2. The proposed drainage improvements shall be reviewed for approval by the Public Works Director.
3. Frontage improvements (curbs, gutters, sidewalks) may be required to the extent determined by the Gig Harbor Public Works Director.
4. The floats must conform with the setback provisions of Chapter 17.76. This requires placement to be no closer than 12 feet from the property lines or the floats must be removed. Verification of this setback by a survey shall be required.
5. The bulkhead work must be reviewed for applicability of building permit requirements. Any required structural calculations must be prepared by a licensed engineer.
6. The the interior space of the boat house shall remain "decked over" and moorage shall not be allowed in the structure. The structure shall only be used for a water dependent use accessory to activities at the site or the structure shall be removed.

7. The design, location and access/approach for the proposed parking lot shall be reviewed for approval by the Public Works Director. All parking areas must have a blacktop surface and parking spaces shall be delineated in white paint. Because of the relationship between the moorage facility and the current lack of parking, the parking area(s) must be constructed within two years of the date of approval or the aspects of this permit relating to the pier and floats shall expire. Expiration of this permit shall be grounds for removal of said structures.

Dated this 26th day of April, 1991.


Ron McConnell
Hearing Examiner

**MINUTES OF THE JUNE 22, 1988/OCTOBER 19, 1988/FEBRUARY 20 1991
HEARING ON THE DARRAH
APPLICATION**

Ronald L. McConnell was the Hearing Examiner for this matter. Participating in the hearing were: Pete Friedman and Gil Alvarado; representing the City of Gig Harbor, Peter Darrah, the applicant; and John Paglia, representing a neighboring property owner.

The following exhibits were offered and entered into the record:

- A. Planning Staff's Advisory Report
- B. Site Plan
- C. Letter to Peter Darrah from Ronald Holtcamp, dated September 9, 1985
- D. Compliance Investigation, dated June 11, 1973
- E. Public notice P-69-236, dated November 24, 1969
- F. Permit to construct an open pile and timber wharf, dated January 29, 1929
- G. Site plan showing finger piers, 1982
- H. Letter to H.A. Cain from R. R. Ekstron, dated October 28, 1971
- I. Letter to Peter Darrah from H.W. Munson, dated March 16, 1972
- J. Letter to Scott Alexander from John DeMeyer, dated December 9, 1985
- K. Thornton Survey
- L. Description of proposed projects, dated February 16, 1988
- M. Memo to Pete Friedman from Pamela and Robert Martin, dated June 12, 1988
- N. Letter to Pete Friedman from John Paglia, dated March 5, 1988
- O. Letter to Pete Friedman from John Paglia, dated March 31, 1988
- P. Memo from Pete Friedman to Parties of Record dated June 23, 1988
- Q. Washington State DNR Statement of Account, dated August 31, 1988
- R. DNR Uniform Formula Rent Procedure
- S. Letter to Pete Friedman from James Isdell, dated July 14, 1988, with attachment
- T. Letter to Peter Darrah from Ronald Holtcamp, dated July 15, 1988
- U. Letter to Ronald Holtcamp from Peter Darrah, dated September 19, 1988
- V. Letter to Peter Darrah from Ronald Holtcamp, dated September 21, 1988
- W. Default Advisory letter to Peter Darrah from Jim Isdell, dated October 7, 1988
- X. Letter to Peter Darrah from Ronald Holtcamp dated November 2, 1988
- Y. Letter to Ron McConnell from Peter Darrah, dated November 18, 1988
- Z. Letter to Pete Friedman from Ronald Holtcamp, dated December 12, 1988
- AA. Letter from Peter Darrah, dated December 20, 1988
- BB. Memo from Ray Gilmore to Parties of Record, dated January 8, 1991
- CC. Letter to Ray Gilmore from Peter Darrah, dated February 5, 1991
- DD. Letter to Peter Darrah from Ray Gilmore, dated February 7, 1991
- EE. Memo to Ron McConnell, from Ray Gilmore, dated February 13, 1991
- FF. Letter to the City of Gig Harbor from Tony and Marie Lovrovich, dated February 17, 1991
- GG. Revised plans submitted by Peter Darrah on February 20, 1991
- HH. Drawing by PacTech Engineers dated 1983
- II. Memo to Ray Gilmore, dated February 22, 1991

RECONSIDERATION:

Any aggrieved person feeling that the decision of the Examiner is based on erroneous procedures, errors of law or fact, error in judgment, or the discovery of new evidence which could not be reasonably available at the prior hearing, may make a written request for reconsideration by the Examiner within ten (10) days of the date the decision is rendered. This request shall set forth the specific errors of new information relied upon by such appellant, and the Examiner may, after review of the record, take further action as he or she deems proper.

COUNCIL ACTION:

Any application requiring action by the City Council shall be taken by the adoption of a resolution or ordinance by the Council. When taking any such final action, the Council shall make and enter Findings of Fact from the record and conclusions therefrom which support this action. The City Council may adopt all or portions of the Examiner's Findings and Conclusions.

In the Case of an ordinance for rezone of property, the ordinance shall not be placed on the Council's agenda until all conditions, restrictions, or modifications which may have been stipulated by the Council have been accomplished or provisions for compliance made to the satisfaction of the Council.

The action of the Council, approving, modifying, or rejecting a decision of the Examiner, shall be final and conclusive, unless within twenty (20) days from the date of the Council action an aggrieved party or person applies for a writ of certiorari to the Superior Court of Washington for Pierce County, for the purpose of review of the action.

PARTIES OF RECORD:

Peter Darrah
3311 Harborview Drive
Gig Harbor, WA 98335

John Paglia
Suite 304 - 705 South 9th
Tacoma, WA 98405

Adam Ross
3309 Harborview Drive
Gig Harbor, WA 98335

Pamela and Robert Martin
3303 Ross Avenue
Gig Harbor, WA 98335

James Isdell and Ronald Holtcamp
Division of Aquatic Lands
Department of Natural Resources
Olympia, WA 98504

Tony and Marie Lovrovich
3319 Ross Avenue
Gig Harbor, WA 98335

STAFF REPORT
TO THE LAND USE HEARING EXAMINER

PART I: SUMMARY INFORMATION

Hearing Date: June 22, 1988

Case No.: SDP-88-02/SP-88-04

Owner: Peter Darrah
P.O. Box 31
Gig Harbor, WA 98335

Applicant: Same as above.

Type of Request: Approval of a shoreline substantial development permit to allow the continued use of floats, and various upland improvements.

Location: The subject site is located at 3311 Harborview Drive on the Gig Harbor waterfront.

Legal Description: See attached.

Site Area/Acreage: 11,200 square feet

Proposed Utilities: City of Gig Harbor water and sewer.

Comprehensive Plan Designation: Waterfront.

Zoning District: W-1 (waterfront)

SEPA Compliance: In accordance with the provisions of the State Environmental Policy act, a Determination of Nonsignificance was issued for this proposal on June 3, 1988. The determination will become final on June 18, 1988. This determination means an environmental impact statement was not required.

Notice: Notice of public hearing was mailed to property owners of record within 300 feet of the subject site on June 9, 1988; published in the Peninsula Gateway on June 8, 1988; and posted in three conspicuous places in the vicinity of the subject site on June 10, 1988.

Staff Recommendation: Conditional approval.

PART II: RECOMMENDED FINDINGS OF FACT

The Gig Harbor city staff, having viewed the property and reviewed the evidence presented to date, recommends that the Examiner make the following Findings of Fact.

1. The applicant is requesting approval of a shoreline substantial development permit to accomplish the following: 1) undertake a number of improvements to existing development and 2) correct violations for the past placement of finger piers and a covered boathouse.
2. The specific improvements proposed are: replacement of an upland shed on the dock buildings, stabilization of a concrete bulkhead and construction of a deck, construction of a 40 foot concrete foundation under an existing building, development of a parking area for eight cars and approval of three existing movable finger piers and driving one pile.
3. In 1987, the applicant was found to be in violation of numerous building, zoning and shoreline regulations. He appealed to the Hearings Examiner and City Council who upheld the city on the building and shoreline code violations.
4. The instant application has been made in response to the disposition of the appeal. The alternative is removal of the floats and boathouse.
5. The subject site is used for commercial moorage docking facilities and retail sales. On-site parking is nearly non-existent.
6. The subject site is zoned Waterfront (W-1). The intent of this district is found in section 17.44.010 of the Gig Harbor zoning ordinance. The development standards are found in sections 17.44.030 -.100. Additionally, the project is subject to the development standards found in Chapter 17.76, Boat Moorage.

The proposed project is subject to the goals, policies and regulations of the Gig Harbor Shoreline Master Program.

The following overall goals for the city's shoreline areas are found in Part 2 on pages 5 and 6 of the program.

1. Character

The Town of Gig Harbor focuses around its fishing industry; therefore, preservation of the fishing character of the town shall be a primary consideration in evaluating the effect of any shoreline proposal.

2. Balance

The Town of Gig Harbor has achieved its distinctive quality through a beneficial relationship between a variety of uses. To retain this balance, new development should not emphasize one use at the expense of others.

3. Scale

Because Gig Harbor is located in a basin with limited land and water area, development of additional structures should give special consideration to their size in relation to existing structures.

4. Views and Natural Features

Because of the natural beauty of the water within the harbor, views and vistas to and from the water should be preserved. Fragile areas such as beaches, streams, and estuaries which provide natural habitat should be subject to minimal disruption.

5. The estuaries of Crescent Valley Creek and Donkey Creek should receive special consideration due to their potential as aquatic habitats.

The following overall policies for the city's shoreline are found in Part 2 on page 9 of the master program.

1. New structures should not dominate the shoreline in terms of size, use, or location.
2. Shoreline developments other than one and two family residences should consider visual and physical public access to the water's edge. Some developments, because of their nature and location, may be required to provide public access.
3. After completion of a shoreline project, the shoreline area should be restored to its pre-project condition. If the previous condition had a negative effect on the shoreline environment, landscaping or other improvements may be required, including maintenance, so that the site will be compatible with adjacent natural terrain.
4. All developments should be designed to minimize their effect on surrounding single family areas.
5. The estuaries of Crescent Valley Creek and Donkey Creek should receive special consideration due to their potential as aquatic habitats.

The general regulations which apply to all uses in the shoreline area are:

1. The owner of any shoreline development shall be responsible for damage to any or all marine life or habitat during construction or operation of the development.
2. Alterations to existing structures shall adhere to these use regulations which apply unless construction consists only of repairing deficient structures with materials similar in nature and appearance.
3. Non-conforming structures which are abandoned for a period of two years shall adhere to these use regulations at the time of any reinstatement of use or proposed change of use.
4. Any shoreline development taking place within the following escribed areas shall obtain a conditional use permit subject to special restriction to assure protection of these fragile areas:
 - a) The estuary of Crescent Vally Creek, including all land and water areas which are under the jurisdiction of this Master Program within an 800 foot radius of the southwest corner of the Vernhardson Street Bridge over Crescent Creek.
 - b) The estuary of Donkey Creek, including all land and water areas under the jurisdiciton of this Master Program within a 500 foot radius of the east end of the Donkey Creek culvert under Harborview Drive.
5. Shoreline activities whose noise level potential is above 70 dbA must obtain a conditional use permit. This noise level is approximately that of moderate freeway traffic measured at 50 feet.
6. All shoreline developments shall be assessed by the Town of Gig Harbor with special attention given their cumulative effects on the character, scale, and blance of the Town. Factors such as mass, height, and frequencies may be restricted to assure protection of public values expressed in the goals and policies contained within this Shoreline Master Program.
7. Any portion of a site undergoing development which has been disturbed shall be restored to its pre-project condition upon completion of the development.

The goals, policies and regulations relataed to this application are Marinas at page 21, Piers, Floats and Moorage at page 24 and Commercial Development at page 14.

7. Located in "downtown" Gig Harbor, the properties surrounding the subject site are developed as follows: to the south is a single family home and commercial dock and net shed, to the north is an abandoned fuel storage facility and commercial pier. Properties across the street primarily developed with single family homes with the edge of the commercial district just to south.

PART III: RECOMMENDED CONCLUSIONS

1. The instant application has been made to remedy existing land use code violations. Specific developments requiring approval or removal are the movable floats and conversion of the floating boathouse. The parking area is required for the facility. The remaining building, bulkhead and foundation improvements are separate from the remedial actions and could be authorized in the event the other uses are not sanctioned.
2. The existing moorage facility is a permitted use in the W-1 zone. It is also a water dependent use in the shoreline area.
3. No portion of the existing floats extend waterward of the outer harbor line.
4. The proposed building and bulkhead improvements are primarily restorative. The minor area of roof improvement would not block any upland views.
5. The provision of parking would bring the entire facility more into compliance with city codes and regulations.
6. It appears that the needs and requirements of the adjacent property owners differ from those of the applicant. As such, common use of a single pier or joint facilities is not practical.
7. The boathouse constitutes covered moorage and has been found to be in violation of the city's codes. The applicant proposes to construct a deck over the area where a boat would moor, thereby precluding its use as covered moorage. The structure, if allowed to remain, should be for a water dependent use.
8. The proposed structural improvements to the bulkhead and buildings are primarily to keep existing development in sound state and can be made exclusive of the disposition of the pier and boathouse matter.
9. The previous building, fire and sign code violations have been corrected.

PART IV: RECOMMENDED DISPOSITION

On the basis of the foregoing Findings of Fact and Conclusions, the Gig Harbor city staff recommends that the requested application be approved subject to the following conditions:

1. The proposed drainage improvements shall be reviewed and approved by the Public Works Director.
2. Frontage improvements (curbs, gutters, sidewalks) may be required to the extent determined by the Gig Harbor Public Works Director.
3. The floats must conform with the setback provisions of Chapter 17.76. This requires placement to be no closer than 12 feet from the property lines or the floats must be removed. Verification of this setback by a survey may be required.
4. The bulkhead work must be reviewed for applicability of building permit requirements. Any required structural calculations must be prepared by a licensed engineer.
5. If the interior space of the boathouse is "decked over" and moorage is precluded, the structure may only be used for a water dependent use accessory to activities at the site or be removed.
6. The design, location and access/approach for the parking lot shall be reviewed and approved by the Public Works Director. All parking areas must have a blacktop surface and parking spaces delineated in white paint. Because of the relationship between the moorage facility and the current lack of parking, the parking area(s) must be constructed within two years of the date of approval or the aspects of this permit relating to the pier and floats shall expire. Expiration of the permit will be grounds for removal of said structures.

Staff Report Prepared by: Pete Friedman, 851-8136

Parties of Record:

Peter Darrah
P.O. Box 31
Gig Harbor, WA 98335

John Paglia
Suite 304
705 South 9th
Tacoma, WA 98405

Adam Ross
3309 Harborview Drive
Gig Harbor, WA 98335

Description of Proposed Repairs 3311 Harborview

Permit to bring marine floats into compliance with Gig Harbor City Code as per instructions of City Hearing Examiner.

In as much as the shed section of my dock building is in need of repair - I would like to replace this structure with a new one approximately the same size.

Erosion is slowing unsetting an old concrete bulkhead. I propose to stabilize this bulkhead by driving or digging piling into the ground in front of the concrete and then decking the area over.

The end of my float would appreciate one additional piling - especially on a windy day.

SUBTERRANEAN SPRINGS have surfaced in various places on this property for years. I'd like to check this soggy condition and to also provide for rain water by installing a proper drain system complete with oil catch basins.

The footing under my shop at 3311 Harborview is 3/4 poured. I would like to complete this job and enclose the underside of the building.

To preclude continued water leaking into the shed - propose to compact the rest of the shed top over to the new building area.

8. Old addition to Novack house to be
torn off and the original house
portion to be refurbished, maybe.

9. Will black top certain areas and provide
at least 8 new parking places.

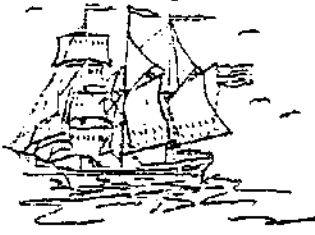
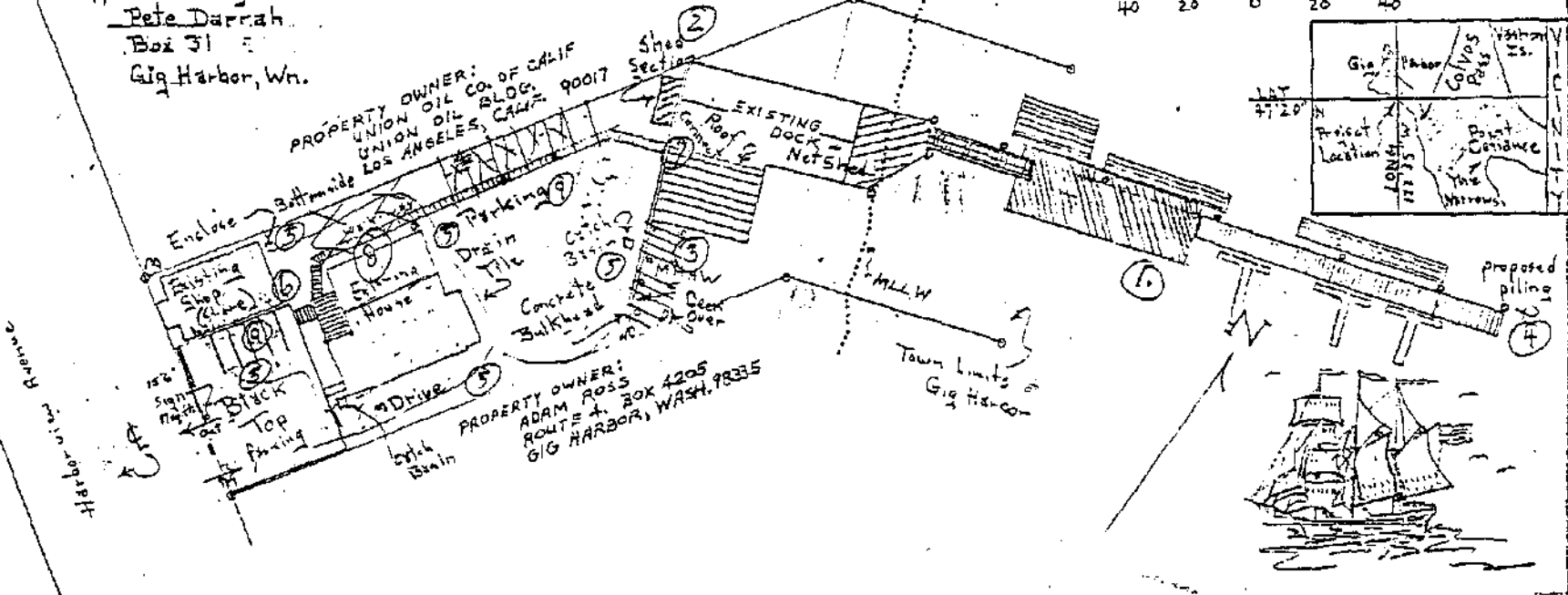
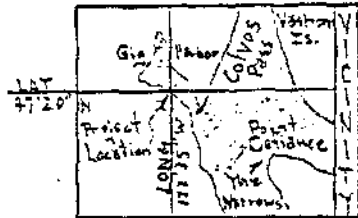
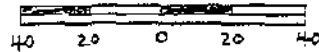


PROPOSED PROJECTS Application 16 Feb. 1988 -
 at 3311 Harborview Gig Harbor, Washington
 application by _____
 1/4" = 10' scale

Pete Darrah
 Box 31
 Gig Harbor, Wn.

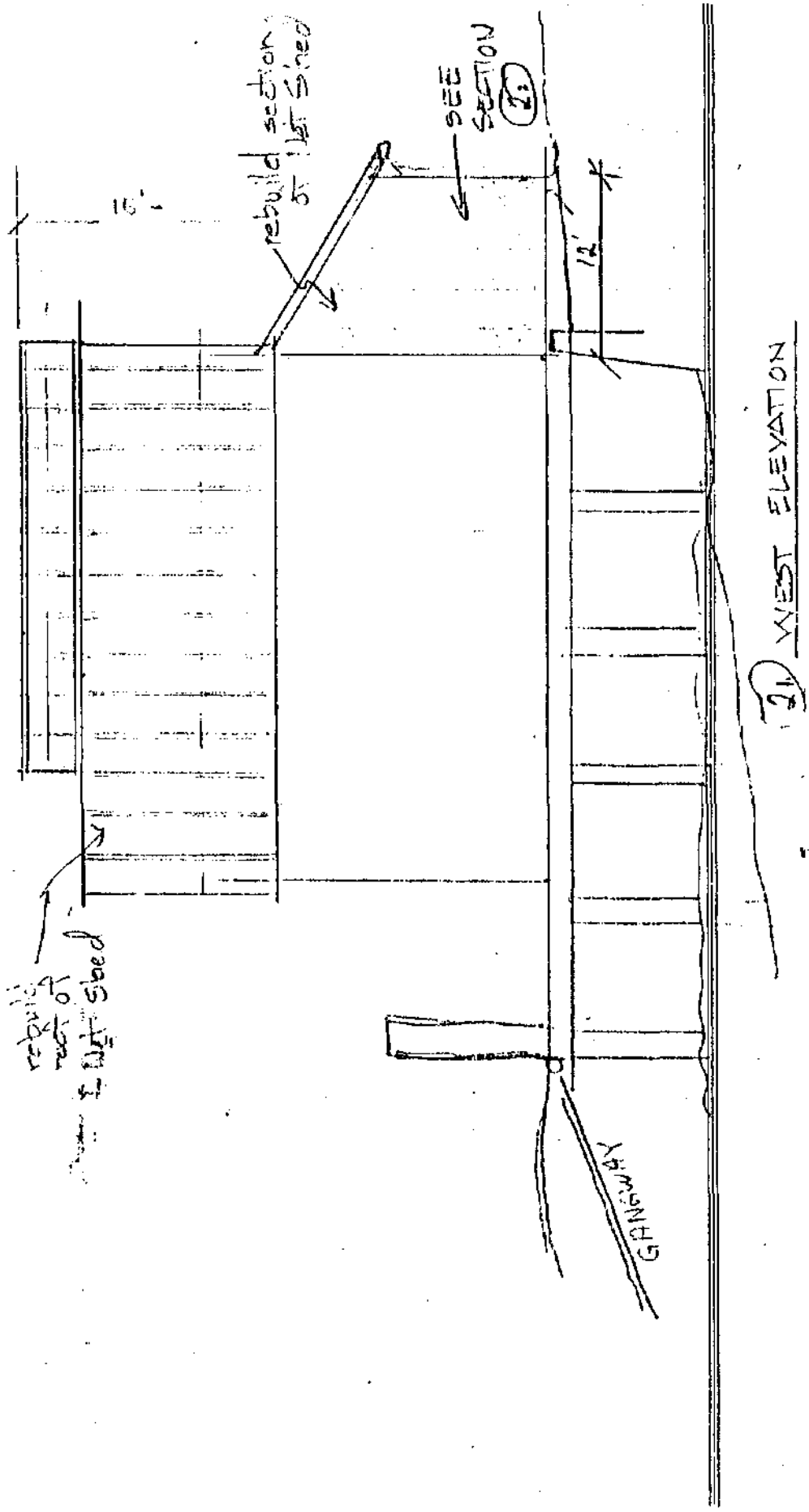
PROPERTY OWNER:
 UNION OIL CO. OF CALIF.
 UNION OIL BLDG.
 LOS ANGELES, CALIF. 90017

PROPERTY OWNER:
 ADAM ROSS
 ROUTE 4, BOX 4205
 GIG HARBOR, WASH. 98335

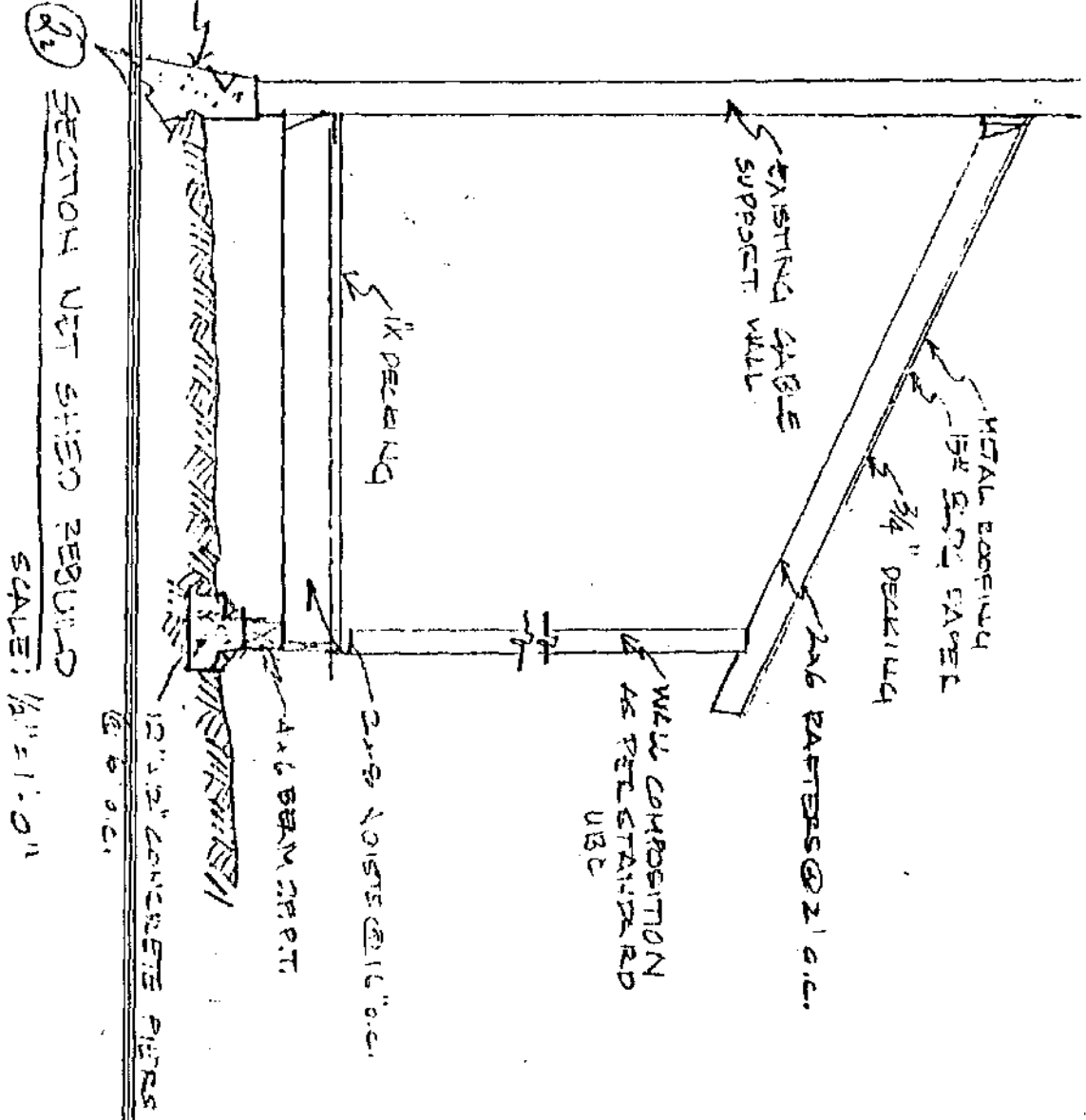


Harborview Drive

13



DARKHAR

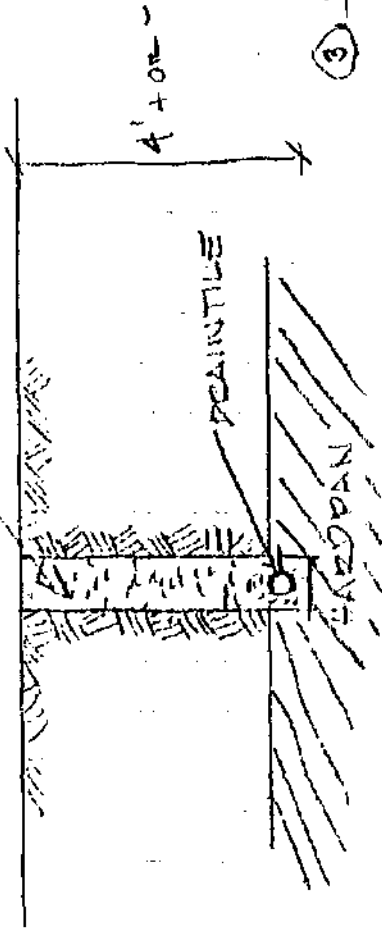


SECTION NOT SHOWN REBUILT

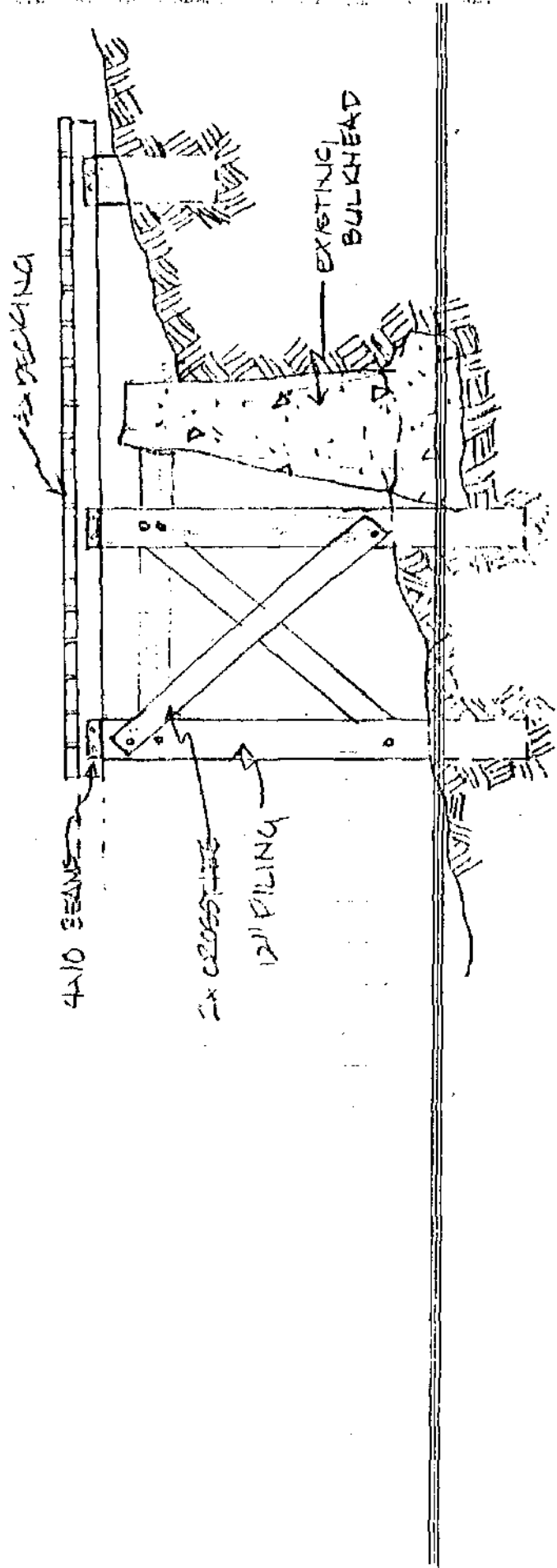
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DARRAH

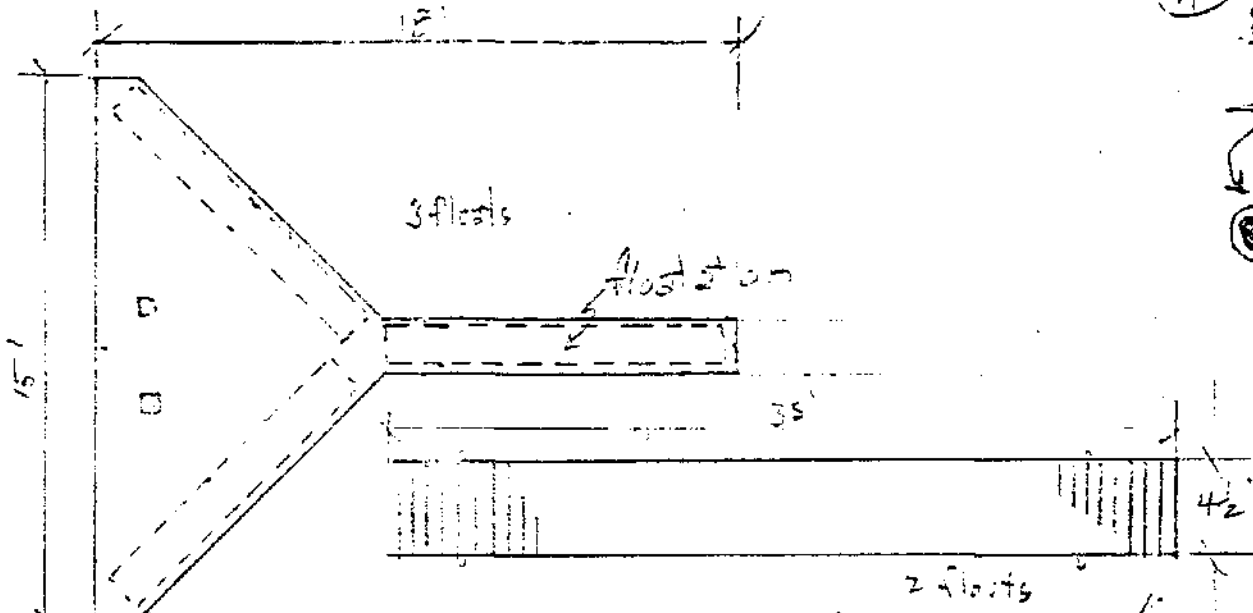
EXISTING ELECTION SURVEY: 12.1.00
1/2 GRAVEL



3 BULKHEAD STABILIZING + DECK
SCALE: 1/4" = 1'-0"

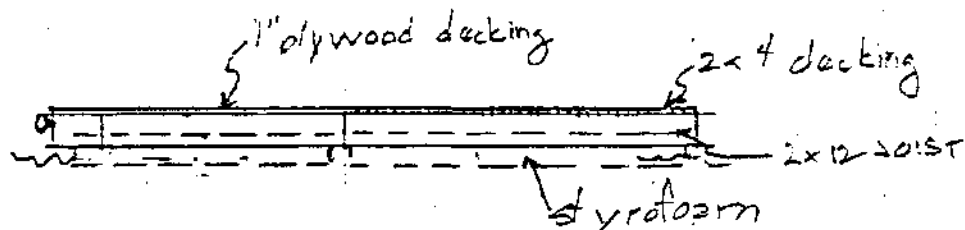


LARGE



① PLAN VIEW FINGER PIERS

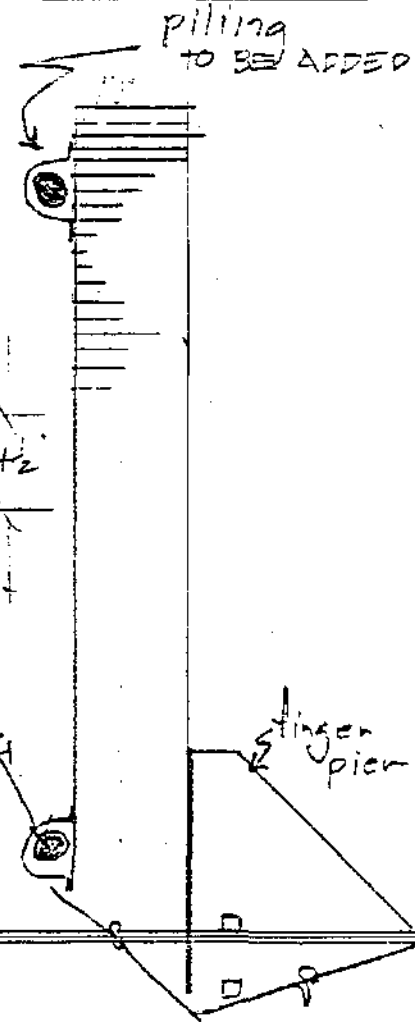
Also use a work/point float 10'x22'



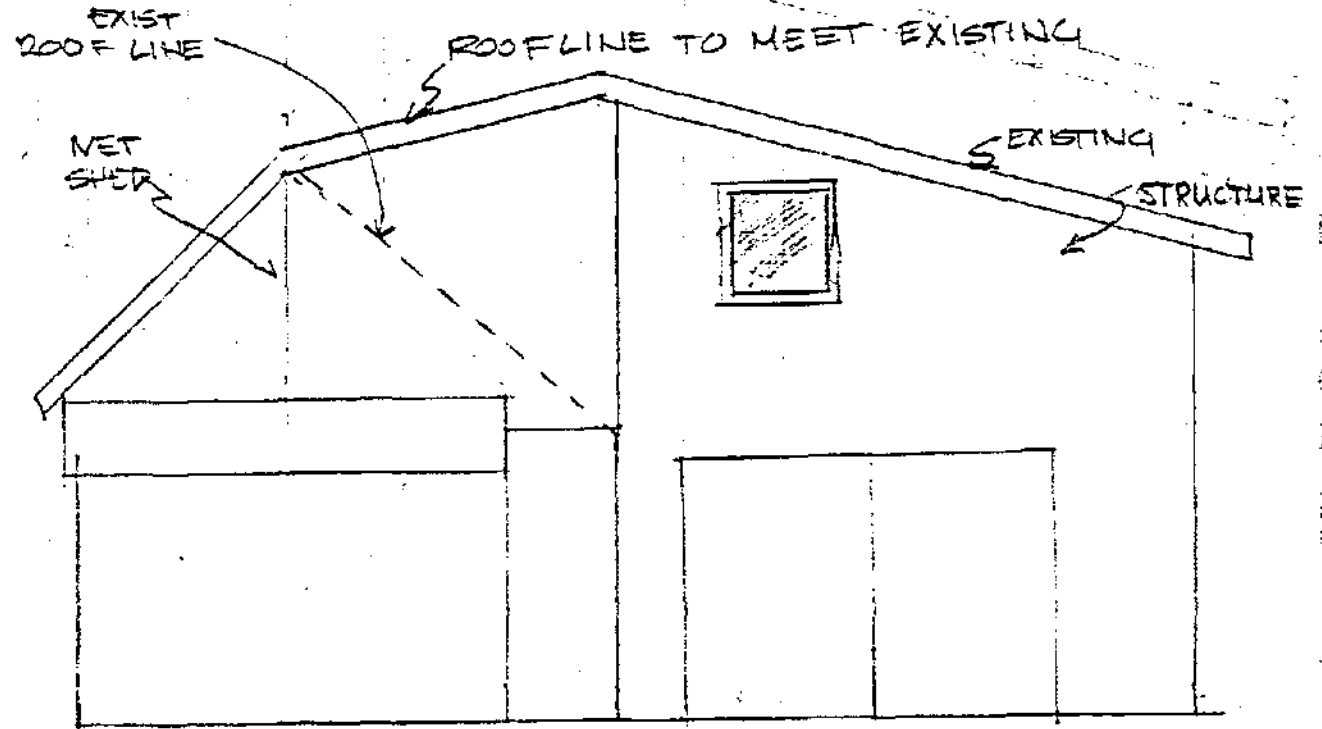
② ELEVATION FINGER PIER

SCALE: 1/8" = 1'-0"

④ SITE FOR PILING INSTALL.

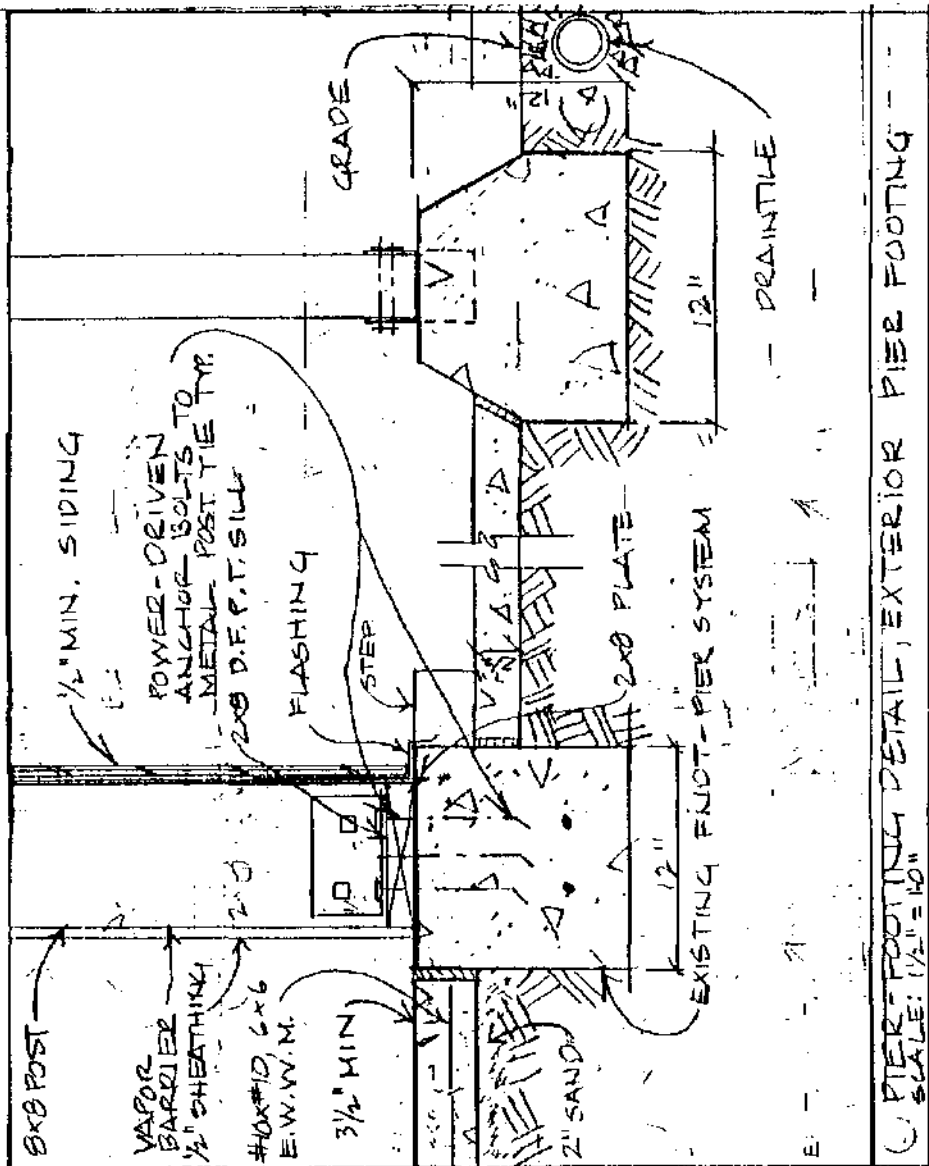


DARKNE



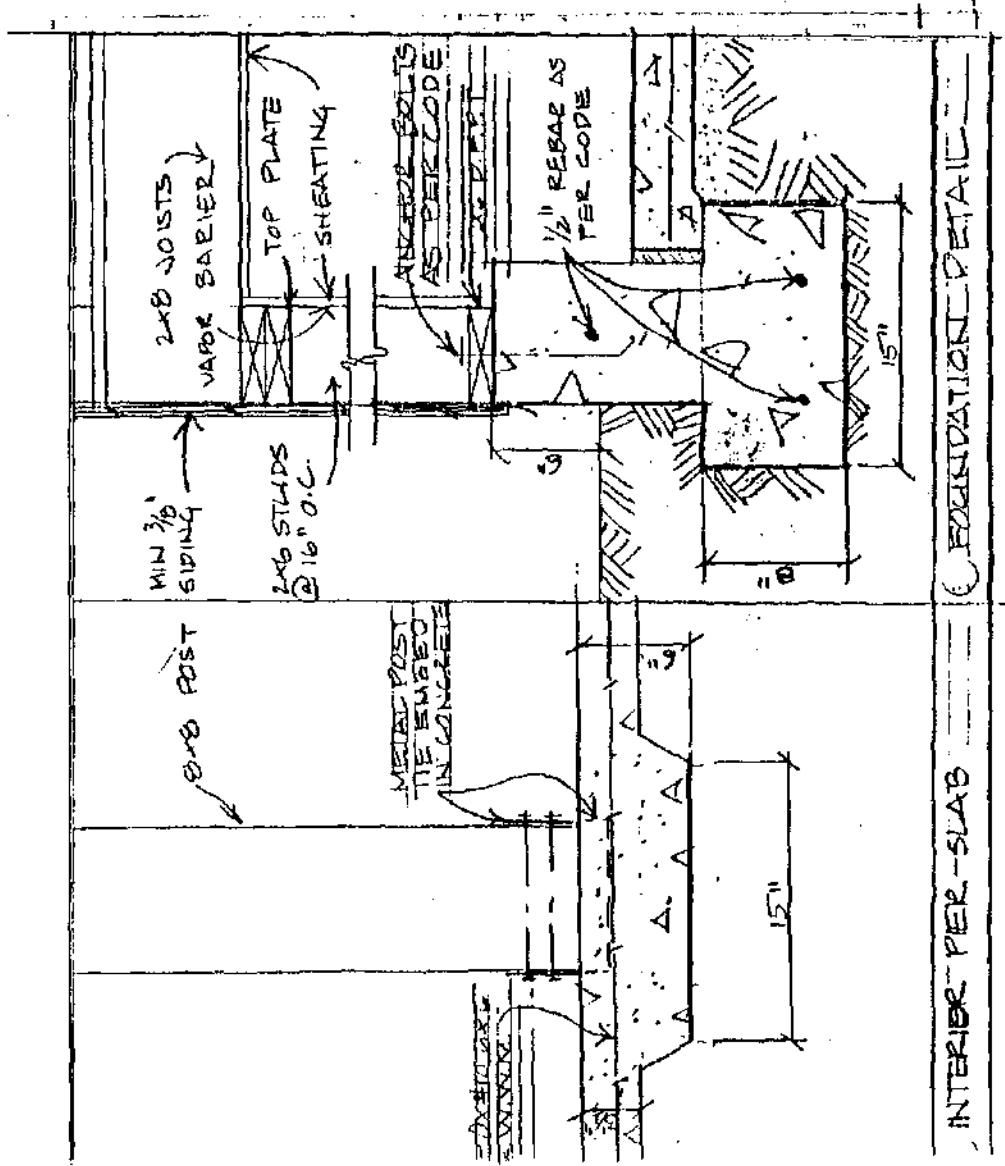
⑦ SOUTH ELEVATION SCALE: 1/4" = 1'-0"
NET SHED REMODEL

DARRIN



PIER FOOTING DETAIL, EXTERIOR PIER FOOTING
SCALE: 1/2" = 10"

DRAWING





City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: RON MC CONNELL, CITY OF GIG HARBOR HEARING
 EXAMINER

FROM: RAY GILMORE, PLANNING DIRECTOR

DATE: FEBRUARY 22, 1991

SUBJECT: REVISIONS TO SDP 88-02 (DARRAH)

Per your request, I have reviewed Mr. Darrah's recent request to revise Shoreline Development Permit 88-02, which has been pending for approximately 30 months. Mr. Darrah's initial application of February 16, 1988 proposed nine specific improvements relevant to the development of the site. The latest series of revisions consist of six (6) alterations to the original application. I will reference my review comments respective to the latest revisions request:

Item 1 - Relocation of piling line with floats is acceptable if there is written agreement between adjacent property owners (MCI Development). This can be established as a condition to approval

Item A - Minor revision

Item 2 - No change in construction or alteration. Use is acceptable.

Item 3 - Required revised site plan (to scale) which shows desired construction and layout. None submitted this date.

Item 4 - Dredging is a new activity which was not previously analyzed per Pete Friedman's report of June, 1988. This item was not addressed in the SEPA evaluation and determination, and inclusion at this late date would not be consistent with SEPA guidelines. Recommend that this be treated as a separate application. Also, the addition of twelve feet to the end of the dock requires detail revised site plan.

Item 6 - Addition requires detail revised site plan.

Item 8 - Remodel of existing residence requires more detail and specifics.

The specific site plan requirements for Shoreline Management Permits is established under WAC 173-14, requiring detailed plans pertinent to site boundary, existing and proposed structures, typical cross sections and specifics as to composition, source, and volume of extracted materials. Although this information is available for the original application, more information and plans are required for the latest revision. Because this matter has been ongoing for several years without a definite conclusion, the need for the additional information necessitates further delay and review.

I recommend that the initial application, which was reviewed and analyzed per Mr. Friedman's report, be acted upon. If the permit is approved, the latest revisions as requested by Mr. Darrah may be considered as a revision to a Shoreline Permit, if they comply with WAC 173-14-064. The request for dredging will require a separate shoreline permit and environmental review, due to the multi-jurisdictional nature of the project.

I recommend that the initial evaluation and recommendation of Mr. Friedman be considered, with the addition of the following condition:

1. Per Section 17.76.020, the applicant/property owner shall produce evidence of agreement with MCI Development that joint use of common side lot lines is acceptable. This agreement shall be in writing.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: CITY COUNCILMEMBERS
MICHAEL WILSON, CITY ADMINISTRATOR
FROM: GRETCHEN WILBERT, MAYOR
SUBJECT: SEEKING COUNCIL'S OPINION, DIRECTION, AND ACTION
ON THE PROPOSED PLAN OF PENINSULA LIGHT COMPANY TO
PLACE A MAIN TRANSMISSION LINE FROM BURNHAM TO
PEACOCK VIA 96TH THEN NORTH ON PEACOCK
DATE: MAY 24, 1991

If you, as a council, are opposed to the placement of the transmission line through the Gig Harbor residential area along 96th and north on Peacock, I would like to send that opinion on to Peninsula Light.

As Mike sees it, we have a couple of options not previously brought to your attention.

1. Send a letter to Peninsula Light Company stating our opinion; or
2. Enforce, through our franchise agreement, that the transmission line not travel on 96th and north on Peacock. To do this we should enter into negotiations with the Light Company to change the agreement. Mr. Orton, on several occasions, has offered us that opportunity.

If you are opposed to the Light Company proposal, my recommendation would be to do both. We would compose a letter to the Light Company requesting the transmission line not be located through the residential area and ask to enter into negotiations to update our franchise agreement to include the ban of transmission lines running above ground through existing neighborhoods.

Abuse 11516 Volt Transmission Lines



City of Gig Harbor. The "Maritime City."

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GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MICHAEL R. WILSON, CITY ADMINISTRATOR
SUBJECT: 1991 FIRST QUARTER FINANCIAL REPORT
DATE: MAY 22, 1991

Mike

It is a pleasure to present to you the first quarter financial report, 1991. The information we are forwarding to your attention includes the cash and investment report, revenue and expenditures summary, and utility funds report. All of the city's invested funds are deposited with the Local Government Investment Pool which provides the city with more cash flow flexibility while usually returning a much better interest rate than S & L's.

In the General Government fund, we have substantial amount (although planned) of cash (\$600,000); however, we are into our heavy construction time of year and much of this cash will be expended (Stinson-Pioneer, Soundview, etc.). Our utility funds also continue to be in strong financial condition, although we are working on getting the cash flow much lighter with the sewer fund.

Connie will be unable to attend the City Council meeting Tuesday evening, so you are stuck with me giving the detailed overview of the 1991 first quarter financial report.

NO.	FUND NAME	CASH	INVESTMENTS	TOTAL
001	GENERAL GOVERNMENT	426.01	632,206.48	632,632.49
101	STREET FUND	1,473.29	74,785.34	76,258.63
103	RISK MANAGMENT FUND	.00	85,886.48	85,886.48
104	MERIT SALARY FUND	.00	5,865.04	5,865.04
105	DRUG INVESTIGATION FUND	2,039.82	4,449.44	6,489.26
106	KIMBALL - HUNT CONSTRUCTION	.00	112.91	112.91
107	HOTEL - MOTEL FUND	.00	.00	.00
200	'78 GO BONDS - FIRE	120.07	12,159.99	12,280.06
201	'75 GO BONDS - SEWER	370.02	8,070.27	8,440.29
202	'86 GO BONDS - PW BLDG	.00	347.51	347.51
203	'87 GO BONDS - SEWER CONSTR	18,882.29	139,878.45	158,760.74
204	SPECIAL ASSESSMENT FUND	.00	2.50	2.50
205	SPECIAL ASSESSMENT FUND	.00	152.59	152.59
206	SPECIAL ASSMT - LID 4	.00	.00	.00
301	GENERAL GOVT CAPITAL ASSETS	6,279.13	489.90	6,769.03
302	EQUIPMENT RESERVE FUND	.00	.00	.00
401	WATER OPERATING	.22	120,004.53	120,004.75
402	SEWER OPERATING	1,281.90	34,263.19	35,545.09
407	UTILITY RESERVE	.00	359,572.64	359,572.64
408	'89 UTILITY BOND REMPTION FUND	989.38	279,953.37	280,942.75
409	ULID #2 CONSTRUCTION FUND	41.60	34,490.41	34,532.01
410	SEWER CAPITAL CONSTRUCTION	965.09	574,403.95	575,369.04
411	STORM SEWER OPERATING	17.07	134,235.13	134,252.20
413	ADV REFUNDING BOND REDEMPTION	.00	116,294.54	116,294.54
420	WATER CAPITAL ASSETS	.00	143,569.52	143,569.52
501	TRUST-LID GUARANTY	.00	48.92	48.92
502	MERIT SALARY TRUST	.00	.00	.00
605	LIGHTHOUSE MAINTENANCE TRUST	.00	3,618.36	3,618.36
607	REFUNDED WTR/SWR REVENUE BONDS	.00	.00	.00
801	MUNICIPAL COURT	.00	3,650.15	3,650.15
801	CLEARING CLAIMS	1,372.85	.00	1,372.85
802	CLEARING PAYROLL	160,891.08	.00	160,891.08
820	GENERAL FIXED ASSET GROUP	.00	.00	.00
900	GENERAL L-T DEBT GROUP	.00	.00	.00
	TOTAL ALL FUNDS	195,149.82	2,768,311.61	2,963,461.43

CITY OF GIG HARBOR
REVENUE RECAP REPORT
THRU MARCH 1991

	DESCRIPTION	ADJUSTED ESTIMATE	1991 REVENUE	BALANCE	% GOL
001	GENERAL GOVERNMENT	2,195,380.00	429,659.34	1,765,730.66	19.6
101	STREET FUND	693,905.00	18,452.12	675,452.88	2.7
103	RISK MANAGMENT FUND	185,040.00	.00	185,040.00	0.0
104	MERIT-SALARY FUND	20,670.00	.00	20,670.00	0.0
105	DRUG INVESTIGATION FUND	8,800.00	5,400.00	3,400.00	61.4
106	KIMBALL - HUNT CONSTRUCTION	1,106,500.00	.00	1,106,500.00	0.0
107	HOTEL - MOTEL FUND	2,200.00	328.45	1,871.55	14.9
200	'78 GO BONDS - FIRE	20,020.00	120.07	19,899.93	0.6
201	'75 GO BONDS - SEWER	83,625.00	707.52	82,917.48	0.8
202	'85 GO BONDS - PW-BLDG	29,325.00	.00	29,325.00	0.0
203	'87 GO BONDS - SEWER CONSTR	541,320.00	18,882.29	522,437.71	3.5
205	SPECIAL ASSESSMENT FUND	227.00	.00	227.00	0.0
206	SPECIAL-ASSMT - LID-4	1,051,175.00	.00	1,051,175.00	0.0
301	GENERAL GOVT CAPITAL ASSETS	520,000.00	12,006.77	507,993.23	2.3
305	GEN GOVT CAPITAL IMPROVEMENT	40,000.00	.00	40,000.00	0.0
401	WATER OPERATING	488,635.00	75,027.88	413,607.12	15.4
402	SEWER OPERATING	629,850.00	122,185.81	507,664.19	19.4
404	SEWER CAPITAL REPLACEMENT	213,000.00	.00	213,000.00	0.0
407	UTILITY RESERVE	395,960.00	.00	395,960.00	0.0
408	'89 UTILITY BOND REMPTION FUND	390,700.00	57,167.91	333,532.09	14.6
409	ULID #2 CONSTRUCTION FUND	43,750.00	.00	43,750.00	0.0
410	SEWER-CAPITAL-CONSTRUCTION	789,560.00	49,404.73	740,155.27	6.3
411	STORM SEWER OPERATING	297,460.00	21,984.72	275,475.28	7.4
413	ADV REFUNDING BOND REDEMPTION	197,120.00	.00	197,120.00	0.0
420	WATER-CAPITAL-ASSETS	319,500.00	30,315.00	289,185.00	9.5
601	TRUST-LID GUARANTY	.00	.00	.00	
605	LIGHTHOUSE MAINTENANCE TRUST	4,300.00	.00	4,300.00	0.0
631	MUNICIPAL COURT	.00	10,797.97	10,797.97	
	GRAND TOTALS	10,268,032.00	852,440.58	9,415,591.42	8.3

	DESCRIPTION	ADJUSTED APPROP	1991 EXPEND	ENCUMB.	BALANCE	% USED
001.01	NON DEPARTMENTAL	923,540.00	48,562.64	.00	874,977.36	5.3
001.02	LEGISLATIVE	11,600.00	2,434.26	.00	9,165.74	21.0
001.03	MUNICIPAL COURT	111,515.00	27,386.40	.00	84,128.60	24.6
001.04	ADMINISTRATIVE / FINANCIAL	170,585.00	37,184.71	.00	133,400.29	21.8
001.05	LEGAL SERVICES	26,500.00	3,758.71	.00	22,741.29	14.2
001.06	POLICE	557,900.00	126,367.16	.00	431,532.84	22.7
001.13	HEARINGS EXAMINER	13,500.00	1,561.31	.00	11,938.69	11.6
001.14	COMMUNITY DEVELOPMENT	149,400.00	38,553.45	.00	112,846.55	24.5
001.15	PARKS AND RECREATION	70,390.00	6,711.15	.00	63,678.85	9.5
001.16	BUILDING	30,300.00	4,783.92	.00	25,516.08	15.8
001.19	ENDING FUND BALANCE	130,160.00	.00	.00	130,160.00	0.0
	* GENERAL GOVERNMENT	2,195,390.00	295,303.71	.00	1,900,086.29	13.5
101.17	TRANSPORTATION-STREET	693,905.00	48,022.43	.00	645,882.57	6.9
101.23	ARTERIAL STREET	.00	.00	.00	.00	***
	* STREET FUND	693,905.00	48,022.43	.00	645,882.57	6.9
103.24	SPECIAL REVENUES	185,040.00	1,071.00	.00	183,969.00	0.6
104.24	SPECIAL REVENUES	20,670.00	9,405.00	.00	11,265.00	45.5
105.24	SPECIAL REVENUES	8,800.00	3,374.69	.00	5,425.31	38.3
106.42	LID #4	1,106,500.00	.00	.00	1,106,500.00	0.0
107.29	SEWER ULID BOND RED.	2,200.00	.00	.00	2,200.00	0.0
200.25	G.O. BONDS	20,020.00	.00	.00	20,020.00	0.0
201.25	G.O. BONDS	83,625.00	.00	.00	83,625.00	0.0
202.25	G.O. BONDS	29,325.00	.00	.00	29,325.00	0.0
203.25	G.O. BONDS	541,320.00	.00	.00	541,320.00	0.0
205.40	LID # 3	.00	.00	.00	.00	***
206.42	LID #4	1,051,175.00	.00	.00	1,051,175.00	0.0
301.26	CAPITAL BUDGET	520,000.00	5,338.72	.00	514,661.28	1.0
305.26	CAPITAL BUDGET	40,000.00	.00	.00	40,000.00	0.0
401.20	UTILITIES/WATER	488,635.00	72,619.85	.00	416,015.15	14.9
401.21	UTILITIES/SEWER	.00	.00	.00	.00	***
	* WATER OPERATING	488,635.00	72,619.85	.00	416,015.15	14.9

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	DESCRIPTION	ADJUSTED APPROP	1991 EXPEND	ENCUMB.	BALANCE	% USED
402.21	UTILITIES/SEWER	628,350.00	92,577.24	.00	535,772.76	14.7
402.34	COMMUNITY COLLECTION SYSTEMS	1,500.00	.00	.00	1,500.00	0.0
402.35	GEN GOV CONTINGENCY	.00	762.74	.00	762.74	***
	* SEWER OPERATING	629,850.00	93,339.98	.00	536,510.02	14.8
404.22	SEWER CONSTRUCTION	213,000.00	.00	.00	213,000.00	0.0
407.30	SEWER ULID RESERVE	395,960.00	.00	.00	395,960.00	0.0
408.27	BOND ANTICIPATION NOTES	390,700.00	.00	.00	390,700.00	0.0
409.22	SEWER CONSTRUCTION	43,750.00	8,408.40	.00	35,341.60	19.2
410.22	SEWER CONSTRUCTION	789,560.00	.00	.00	789,560.00	0.0
411.46	STORM DRAINAGE	297,460.00	22,196.09	.00	275,263.91	7.5
413.37	ADVANCE REFUNDING BONDS	197,120.00	.00	.00	197,120.00	0.0
420.25	G.O. BONDS	.00	.00	.00	.00	***
420.26	CAPITAL BUDGET	319,500.00	4,913.25	.00	314,586.75	1.5
	* WATER CAPITAL ASSETS	319,500.00	4,913.25	.00	314,586.75	1.5
605.33	MISC TRUST	4,300.00	.00	.00	4,300.00	0.0
631.38	AGENCY	.00	3,715.98	.00	3,715.98	***
	GRAND TOTALS	10,267,805.00	567,709.10	.00	9,700,095.90	5.5

1991
 STATE BUDGET STATUS (442)

Prepared by:
 Approved by:

REVENUE	Proposed Budget	Actual Budget	Doc/Perm Fees	Taxes	TOTAL	Actual	Doc/Perm Fees	Taxes	TOTAL
January	32000	29300	8100	3670	34970	30169	2669	3503	32838
February	32000	3670	8100	43770	43770	30146	9511	3503	4265
March	32000	3110	8100	3910	3910	28944		2640	32484
April	32000	4220	8100	50320	50320				
May	32000	3495	8100	4465	4465				
June	32000	9100	8100	3575	4275				
July	40000	8100	8100	4405	52505				
August	40000	8100	8100	3665	43665				
September	40000	8100	8100	4585	54685				
October	44000	4035	8100	4805	4805				
November	44000	9100	8100	4845	5795				
December	44000	4870	8100	55950	55950				
TOTAL	46800	46800	46800	55950	55950				
EXPENSES Proposed Budget Actual Expended									
January	32412	18697	18697	53141	53141				
February	32412	34444	34444	92579	92579				
March	32412	39136	39136						
April	32412								
May	32412								
June	32412								
July	32412								
August	168062								
September	32412								
October	32412								
November	32412								
December	32412								
TOTAL	559350								

1991
WATER BUDGET STATUS (#401)

Prepared by:
 Approved:

REVENUE	BUDGETED				ACTUAL			
	EX GR	Taxes	Total Revenue	YTD	Total Revenue	YTD		
January 7.6	7.9	27601	2622	30223	26088	2406	28494	28494
February 5	5.5	19216	1825	21042	16761	1679	18440	46934
March 7.7	7.5	26204	2490	28694	2411	2247	26358	73292
April 5.2	5.0	19565	1859	21424				
May 9.3	9	27951	2655	30606				
June 6.4	6.6	23060	2191	25251				
July 12.0	11.4	44721	4250	48971				
August 10.9	11.3	39460	3751	43211				
September 11.3	13	45420	4315	49735				
October 8.3	7.7	26902	2556	29458				
November 8.8	9.2	28650	2722	31372				
December 3.5	5.9	20615	1958	22573				
TOTAL		349385	33250	382635				
EXPENDITURES		Budgeted			Actual	Actual		
		Expenditures			Expenditures	YTD		
January		30252			14267	14267		
February		30252			27636	41903		
March		30252			30716	72619		
April		30252						
May		30252						
June		30252						
July		98962						
August		30252						
September		30252						
October		30252						
November		30252						
December		30252						
TOTAL		431635						

1991

Strom Damage Station Report (#411)

Prepared by:
Approved by:

REVENUE	Budget		Actual		Variance
	1990	1991	1990	1991	
January	7500	7500	453	7437	7437
February	7500	7500	429	7062	14099
March	7500	7500	456	7485	21964
April	7500	7500			
May	7500	7500			
June	7500	7500			
July	7500	7500			
August	7500	7500			
September	7500	7500			
October	7500	7500			
November	7500	7500			
December	7500	7500			
TOTAL	90000	90000			
EXPENDITURES					
January			4692	4692	
February			6356	11028	
March			11158	22196	
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL					

CITY OF GIG HARBOR
1991 TAX COLLECTIONS

I. Sales Tax: 906,000

<u>Monthly Sales</u>	<u>Budget</u>	<u>%</u>	<u>Collected / %</u>	<u>YTD / %</u>
Nov - Dec	123,216	13.6%	145,302 /18%	145,302/ 18%
Jan - Feb	134,994	14.9%	152,595 /3%	297,897/ 15%
Mar - Apr	154,926	17.1%		
May - Jun	170,328	18.8%		
Jul - Aug	162,174	17.9%		
Sep - Oct	160,362	17.7%		
	<u>906,000</u>	100%		

II. Real/Personal Property Tax: 230,000

<u>Month</u>	<u>Budget</u>	<u>%</u>	<u>Collected / %</u>	<u>YTD / %</u>
Jan - Mar	8,250	2.5%	5,831 (29%)	5,831/(29%)
Apr - Jun	158,750	47.5%		
Jul - Sep	8,250	2.5%		
Oct - Dec	156,750	47.5%		
	<u>230,000</u>	100%		

III. Private and City Utility Taxes: 172,800

<u>Month</u>	<u>Budget</u>	<u>Collected</u>	<u>YTD / %</u>
Jan	\$14,400	30,661	30,661/112%
Feb	14,400	10,538	41,199/ 43%
Mar	14,400	3,050	44,249/ 2%
Apr	14,400		
May	14,400		
Jun	14,400		
Jul	14,400		
Aug	14,400		
Sep	14,400		
Oct	14,400		
Nov	14,400		
Dec	14,400		
	<u>172,800</u>		



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: CITY COUNCILMEMBERS
FROM: GRETCHEN WILBERT, MAYOR *gw*
SUBJECT: CITY DWELLERS ORGANIZATION
DATE: MAY 24, 1991

A city dwellers organization is beginning to take shape.

The questionnaires sent out a couple of weeks ago are being returned in great numbers. Dr. Stuart will tabulate the statistics in time to be presented to the councilmembers for your consideration before our 1992 goal setting workshops.