

CITY OF GIG HARBOR  
RESOLUTION NO. 373

A RESOLUTION INDICATING THE COUNCIL'S INTENT TO SUPPORT IMPLEMENTATION OF THE GIG HARBOR PENINSULA GROUND WATER MANAGEMENT PROGRAM.

WHEREAS, the State of Washington Department of Ecology declared Gig Harbor Peninsula as a Ground Water Management Area under RCW 90.44 and WAC 173-100; and

WHEREAS, the goal of the Gig Harbor Ground Water Management Program is to ensure safe, sustained supplies of drinking water for residents of the Gig Harbor Peninsula, who receive all of their water from ground water; and

WHEREAS, after four years of work, a peninsula-wide ground water management program has been developed through a joint effort of the citizens of the peninsula and local and state government; and

WHEREAS, the City Council advocates environmentally sound management of the Gig Harbor Peninsula ground water resources; NOW THEREFORE,

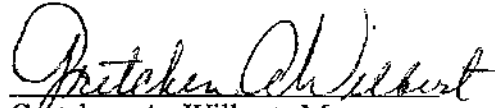
BE IT RESOLVED by the City Council:

Section 1. Gig Harbor City Council concurs with the Gig Harbor Ground Water Management Program which is attached as Exhibit A.

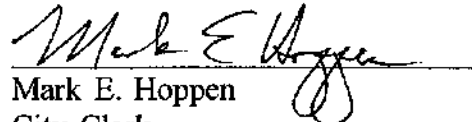
Section 2. It is the intent of the Council to work with the Tacoma-Pierce County Health Department to implement the Gig Harbor Ground Water Management Plan.

Section 3. It is understood that once final certification of the program is received from the Washington State Department of Ecology, it may be amended from time to time; and

PASSED this 8th day of February, 1993.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Clerk

Filed with city clerk: 1/20/93  
Passed by city council: 2/8/93

CITY OF GIG HARBOR

RESOLUTION NO. 372

A RESOLUTION RELATING TO THE CITY'S PERSONNEL REGULATIONS:

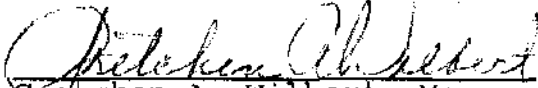
ADOPTING A NEW JOB DESCRIPTION TO THE CITY'S PERSONNEL POLICIES.

WHEREAS, the Gig Harbor City Council has approved the establishment of a new position of court administrator; and,


WHEREAS, the existing personnel policies for the City of Gig Harbor do not currently have a job description for the "Court Administrator" position;

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, hereby RESOLVES that the attached job description of the Court Administrator for is hereby adopted as city policy for inclusion in the Personnel Regulations.

PASSED this 25th day of January, 1993.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Clerk

Filed with city clerk: 1/20/93  
Passed by city council: 1/25/93

CITY OF GIG HARBOR  
RESOLUTION NO. 371

Whereas, Mr. Wade Perrow had requested an administrative variance for a reduced front yard setback at 9119 North Harborview Drive (VAR 92-08); and

Whereas, the Planning Staff denied the administrative variance based upon findings that the request was not based upon site specific hardships as required by section 17.66 of the Gig Harbor Zoning Code; and

Whereas, the Staff's decision was appealed to the Hearing Examiner, who ultimately denied the variance, also finding that the requested variance was not based upon site specific hardships as stated in the Hearing Examiner's Findings and Conclusions of December 8, 1992; and

Whereas, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of appeals of decisions of the Hearing Examiner; and

Whereas, the applicant has filed a timely appeal in a letter to the City Council dated December 14, 1992; and

Whereas, the Gig Harbor City Council has reviewed the record of the Staff determination, the appeal to the Hearing Examiner, the record of the Hearing Examiner's initial and final decision, the appeal filed by the applicant and the applicant's presentation at its regular session of January 11, 1993; and

Whereas, the City Council disagrees with the determinations and findings of the City's Staff and Hearing Examiner (as stated in his final determination); and

Whereas, the City Council has determined that the requested two foot encroachment is of minor consequence and meets the criteria for a variance; and

Whereas, the City Council further finds as follows:

1. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district;
2. That special conditions and circumstances exist which are peculiar to the land, in particular the 9,645 square foot buildable area and the limited 85 foot depth of the buildable area combined with the inability to build over the water, which are not applicable to other parcels in the same district and that literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly

situated in the same district under the terms of the City's code;

3. That the special conditions and circumstance are not a result from the actions of the applicant but are attributable to the property's topography and location;

4. That granting of the variance requested will not confer a special privilege that is denied other lands in the same district as there are several parcels with non-conforming garages built near the front property line;

5. That the granting of the variance is not materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated;


6. The variance is the minimum variance that will make possible the reasonable use of the land;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, that the requested variance for a two foot encroachment at 9119 North Harborview Drive is hereby approved subject to the condition that the applicant record with Pierce County a deed restriction on the property which prohibits fences or shrubbery along the side property lines extending from the front of the garage up to the road right-of-way. The applicant shall present evidence of the recorded deed restriction to the City's Planning Department prior to issuance of certificate of occupancy.

PASSED this 25th day of January, 1993.

  
GRETCHEN A. WILBERT, MAYOR

ATTEST:

  
Mark E. Hoppen  
City Administrator

Filed with City Clerk: 1/19/93  
Passed by City Council: 1/25/93

CITY OF GIG HARBOR

RESOLUTION NO. 370

A RESOLUTION OF THE GIG HARBOR CITY COUNCIL ADOPTING THE AMENDED TACOMA-PIERCE COUNTY SOLID WASTE MANAGEMENT PLAN, AND AUTHORIZING THE MAYOR TO ENTER INTO AN INTERLOCAL AGREEMENT WITH PIERCE COUNTY COMMITTING THE CITY TO THE GOALS, POLICIES, AND DISPOSAL METHOD SET FORTH IN THE AMENDED PLAN.

WHEREAS, RCW Chapter 70.95 established a state-wide comprehensive program for solid waste handling, waste recovery and recycling, in an effort to prevent land, air, and water pollution and to conserve the natural resources of the State of Washington; and

WHEREAS, the Pierce County Council adopted the Tacoma-Pierce County Solid Waste Management Plan by Ordinance no. 87-196 on August 2, 1989 as required by RCW Chapter 70.95; and

WHEREAS, pursuant to RCW Chapter 70.95, the City of Gig Harbor adopted the Tacoma-Pierce County Solid Waste Management Plan as its comprehensive solid waste management plan by Resolution #300 and entered into an interlocal agreement with Pierce County to comply with the recommendations and policies set forth in the plan; and

WHEREAS, RCW Section 70.95.080 mandates periodic review of all comprehensive solid waste management plan; and

WHEREAS, the city desires to adopt the amended Tacoma-Pierce County Solid Waste Management Plan dated August 31, 1992 as its comprehensive solid waste management plan; and

WHEREAS, the city also desires to enter into a new interlocal agreement with Pierce County committing itself to a partnership with the county to implement the goals and policies set forth in the amended Tacoma-Pierce County Solid Waste Management Plan and to adopt the disposal method set forth therein;

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, do hereby RESOLVE as follows:

Section 1. The Amended Tacoma-Pierce County Solid Waste Management Plan is hereby adopted in its entirety as the comprehensive solid waste management plan for the City of Gig Harbor.

Section 2. The Mayor is hereby authorized to execute a "Solid Waste Interlocal Agreement between the City of Gig Harbor and Pierce County" to commit the city to a partnership with the county to implement the goals and policies set forth in the amended Tacoma-Pierce County Solid Waste Management Plan and to

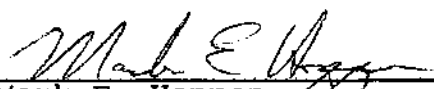
Solid Waste Management Resolution  
Page 2

adopt the disposal method set forth therein.

PASSED this 9th day of November, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with city clerk: 11/6/92  
Passed by city council: 11/9/92

CITY OF GIG HARBOR  
RESOLUTION No. 369

A resolution of the Gig Harbor City Council adopting the findings and conclusions of the City of Gig Harbor Hearing Examiner in the denial of a request to revise the preliminary plat of a planned unit development (PUD 91-01).

**WHEREAS**, Gordon Rush (Rush Construction) was granted preliminary plat approval for a forty-three (43) lot single family residential subdivision as a planned unit development, per City of Gig Harbor City Council Resolution 346; and,

**WHEREAS**, the applicant desires to amend a portion of the planned unit development to provide off-street parking of residents' recreational vehicles, boats/trailers, and automobiles in an area previously reserved for above ground stormwater retention in the north west corner of the property; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions and planned unit developments, including revisions; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended denial of the project, in a staff report dated November 12, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on November 18, 1992 to accept public comment on; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended denial of the application in his report dated December 7, 1992; and,

**WHEREAS**, the applicant in a letter dated December 11, 1992 to the Hearing Examiner, requested reconsideration of the decision; and,

**WHEREAS**, the Hearing Examiner, having considered the applicants request for reconsideration, has ruled that the original decision of December 7, 1992 stands.

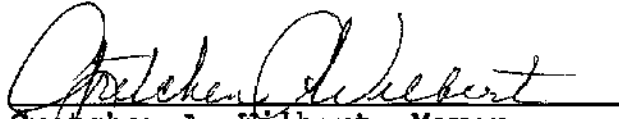
**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the Hearing Examiner in his reports dated December 7, 1992 and



December 28, 1992 are adopted and the request for revision to the preliminary plat of the planned unit development is hereby **DENIED**.

PASSED this 11th day of January, 1993.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark Hoppen  
City Administrator

Filed with City Clerk: 01/08/93  
Passed by City Council: 01/11/932

**CITY OF GIG HARBOR  
RESOLUTION NO. 368**

**A resolution of the Gig Harbor City Council adopting the findings and conclusions of the City of Gig Harbor Hearing Examiner for the denial of a shoreline management conditional use permit, SDP 92-03.**

**WHEREAS, Mr. Hugh Magnussen has requested a Shoreline Management Conditional Use permit to allow the construction of a tidal lift boat cradle to be placed on private tidelands adjacent to a single family residence on Gig Harbor Bay; and,**

**WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management Conditional Use permits and other land use issues; and,**

**WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated October 12, 1992; and,**

**WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on October 21, 1992 to accept public comment on; and,**

**WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended denial in his report dated November 16, 1992; and,**

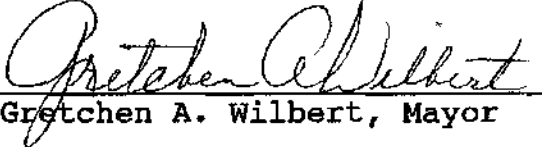
**WHEREAS, Mr Magnussen requested reconsideration of the Hearing Examiner's decision in a request dated November 28, 1992; and,**

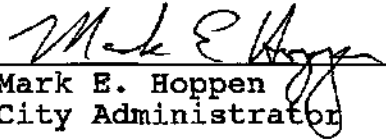
**WHEREAS, the Hearing Examiner, upon a review of the request and the facts presented by Mr. Magnussen therein, ruled in his findings and conclusions of December 16, 1992 that the original decision of November 16, 1992, stands.**

**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 dated November 16, 1992, are hereby adopted and the application for a Shoreline Management Conditional Use permit is DENIED.**

ADOPTED this 11th day of January, 1993.

  
Gretchen A. Wilbert, Mayor

  
Mark E. Hoppen  
City Administrator

Filed with City Clerk: 01/08/93  
Passed by City Council: 01/11/93

CITY OF GIG HARBOR

RESOLUTION NO. 367

A RESOLUTION RELATING TO THE CITY'S PERSONNEL REGULATIONS:

ADOPTING A NEW JOB DESCRIPTION TO THE CITY'S PERSONNEL POLICIES.

WHEREAS, the Gig Harbor City Council has approved the creation of a new, one-year position of Construction Inspector in 1993; and,

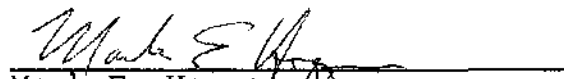
WHEREAS, the existing personnel policies for the City of Gig Harbor do not currently have a job description for the "Construction Inspector" position;

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, hereby RESOLVES that the attached job description of the Construction Inspector for, and Attachment "A" detailing the salary schedule are hereby adopted as city policy for inclusion in the Personnel Regulations.

PASSED this 11th day of January, 1993.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Clerk

Filed with city clerk: 1/5/93  
Passed by city council: 1/11/93

CITY OF GIG HARBOR

RESOLUTION NO. 366

A RESOLUTION RELATING TO THE CITY'S PERSONNEL REGULATIONS:


RECLASSIFYING AN EXISTING JOB POSITION AND ADOPTING A NEW JOB DESCRIPTION TO THE CITY'S PERSONNEL POLICIES.

WHEREAS, the Gig Harbor City Council has approved the creation of a new, one-year position of Construction Inspector in 1993; and,

WHEREAS, the existing personnel policies for the City of Gig Harbor do not currently have a job description for the "Construction Inspector" position;

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, hereby RESOLVES that the attached job description of the Construction Inspector for, and Attachment "A" detailing the salary schedule are hereby adopted as city policy for inclusion in the Personnel Regulations.

PASSED this 11th day of January, 1993.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Clerk

Filed with city clerk: 1/5/93  
Passed by city council: 1/11/93

CITY OF GIG HARBOR  
RESOLUTION NO. 365

WHEREAS, Walter Williamson, has requested a Shoreline Management Substantial Development permit and variance approval for the demolition and reconstruction of 12,672 square feet of boat storage and office space located at 3117 Harborview Drive; and,

WHEREAS, the Gig Harbor city Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management Substantial Development permits and variances and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated May 28, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 19, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his reports dated July 5 and August 29, 1991; and,

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 reports dated July 5 and August 29, 1991 are hereby adopted and the application for shoreline Management Substantial Development permit and variance is granted subject to the following findings and conclusions:

- 1) A storm water drainage plan shall be submitted to the Public Works Department for review and approval. The storm drainage plan shall also include details providing for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Public Works Department, shall be installed prior to occupancy of the building.
- 2) The proposal shall conform to the Gig Harbor Fire Code as recommended in the City Fire Marshal's report in Exhibit 'A'.
- 3) There shall be 70 designated off-street parking

spaces provided as depicted on the applicant's drawing prepared by SK Engineers, dated November 9, 1992, pages 3 & 4, and shall be striped and clearly visible.

- 4) The proposed structure shall not exceed the sixteen foot height limit as established under the district standards.
- 5) Construction on the project shall begin within twenty-four (24) months from the date of the final council action in compliance with Section 17.96.070. Failure to start construction within the allotted time period shall render approvals null and void.
- 6) The applicant shall be prepared to furnish a bond or an assignment of funds to assure completion of improvements that are required by the City but remain incomplete after occupancy of the expanded facility is allowed. The amount of the bond or assigned funds is to equal 110% of a reputable contractor's bid for completion of the requirements. The bond or assignment of funds shall be valid for a period of two years from the date of construction. This requirement does not supercede the requirements for the posting of a construction and maintenance bond to comply with the Gig Harbor Municipal Code.
- 7) A side yard variance of five feet is granted and the shoreline substantial development permit is approved subject to the conditions cited in my July 5, 1991 decision.
- 8) Landscaping will be provided in accordance with Chapter 17.78 of the Gig Harbor Municipal Code and shall be installed in a minimum of areas depicted on applicant's sketch dated November 9, 1992, sheets 3 and 4. Landscaping, as approved, shall be installed prior to occupancy.

PASSED this 14th day of December, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator

Filed with City Clerk: 06/22/92  
Passed by City Council: 12/14/92

CITY OF GIG HARBOR  
RESOLUTION No. 364

**WHEREAS**, Pat Rockey and James Willing have submitted a final plat for consideration of approval by the city council for SUB 90-02 (Grey Hawk Plat); and,

**WHEREAS**, the Gig Harbor City Council granted preliminary plat approval per Resolution #289 to SUB 92-01 on November 13, 1990, subject to 10 conditions of approval; and,

**WHEREAS**, a final plat has been reviewed by the City staff for compliance with the requirements of the City Subdivision Ordinance (Title 16 of the Gig Harbor Municipal Code), the policies and standards of the Public Works Department respective to required infrastructure improvements (road, sewer, water) and the conditions of preliminary plat approval per Resolution #289; and,

**WHEREAS**, the City of Gig Harbor staff find that the proposed final plat and improvements as required are in compliance with the applicable City of Gig Harbor codes, the conditions of preliminary plat approval per Resolution #289 and the City of Gig Harbor Comprehensive Plan of 1986.

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

That the final plat for SUB 90-02 be accepted and approved by the City of Gig Harbor City Council.

PASSED this 12th day of October, 1992.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Mark E. Hoppen, City Administrator

Filed with City Clerk: 10/9/92  
Passed by City Council: 10/9/92



CITY OF GIG HARBOR

RESOLUTION NO. 363

WHEREAS, the city finds it necessary to have on hand in the Police Department and in the Municipal Court, a small amount of cash in order to facilitate collection of receipts from the citizens;


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

Section 1. The City Treasurer is hereby authorized to create two change funds of the City of Gig Harbor as follows:

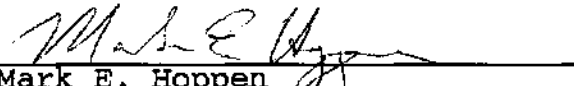
\$100 to be used by the Police Department when making change for fingerprints, copies of reports, and permit sales; and

\$100 to be used by the Court when making change for payment of citations and court ordered payments.

PASSED this 14th day of September, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with city clerk: 9/4/92  
Passed by city council: 9/14/92

CITY OF GIG HARBOR  
RESOLUTION No. 362

WHEREAS, Gordon Rush (Rush Construction) was granted preliminary plat approval for a forty-three (43) lot single family residential subdivision as a planned unit development, per City of Gig Harbor City Council Resolution 346; and,

WHEREAS, following additional engineering studies by the applicant, a revision to the planned unit development consisting of revising the structure types to permit a design that more effectively mitigates noise impacts from SR-16 and improves the appearance of the development was submitted to the City for consideration; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions and planned unit developments; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated June 16, 1992; and,

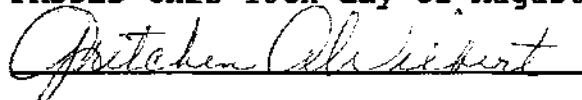
WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 24, 1992 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of the application in his report dated July 8, 1992; and,

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 reports dated July 8, 1992 and the revised building plans for the residential structures are hereby APPROVED.

PASSED this 10th day of August, 1992.



Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark Hoppen  
City Administrator

Filed with City Clerk: 8/6/92  
Passed by City Council: 8/10/92

CITY OF GIG HARBOR  
RESOLUTION No. 361

WHEREAS, James Richardson has requested a preliminary plat approval for a 7-lot subdivision (SUB 92-01) on approximately 2.5 acres located west of Sutherland Street; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated June 16, 1992; and,

HEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 24, 1992 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of the application in his report dated July 9, 1992; and,

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 reports dated July 9, 1992 are hereby APPROVED, subject to the following conditions:

1. In accordance with the requirements of the City of Gig Harbor fire code, the following must be provided:
  - A. Fire equipment access must be provided by a twenty four foot wide paved road. The cul-de-sac serving lots 1 and 2 must have a minimum radius of 45 feet.
  - B. Fire hydrants and eight-inch water mains shall be provided to serve the subdivision.
  - C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must conform to 1974 ISO Guide.
  - D. The public road designation must conform to the City Street Name Ordinance.

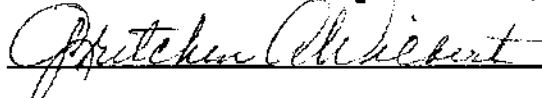
2. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to final plat approval.
3. Water and sewer lines must be separated by ten (10) feet of horizontal separation. Final detailed plans for stormwater retention, sewer and water, as prepared by a licensed engineer (Washington State) shall be required for review and approval prior to final plat approval. All required improvements shall be installed in accordance with the approved plans.
4. A clearing and grading plan shall be submitted to the city prior to any site clearing or construction. The plan shall include provisions for temporary erosion control and dust abatement and measures to avoid siltation impacts to the tributary to Donkey Creek on the west perimeter of the project site. Any trees which are required for mitigation per City ordinance or which are volunteered to be retained as vegetative buffers shall be identified on the plan and clearly marked on the site. No grading shall be allowed within ten feet of the designated buffer areas.
5. If common facilities are to be maintained by a home owners association, the association shall be established and incorporated prior to final plat approval. A copy of the association's bylaws shall be submitted with the final plat and shall include, at a minimum, the following authorities and responsibilities:
  - A. The enforcement of covenants imposed by the landowner or developer.
  - B. The levying and collection of assessments against all lots to accomplish the association's responsibilities.
  - C. The collection of delinquent assessments through the courts.
  - D. The letting of contracts to build, maintain and manage common facilities.
6. The minimum yards required by the zoning code shall either be delineated on all lots or shall be clearly stated on the final plat.
7. All minimum improvements as required in accordance with the City of Gig Harbor

Subdivision Code (Title 16), excluding exceptions granted by the City Council, shall be installed prior to final plat approval.

8. The applicant shall provide a mitigation plan for any construction of utilities which may impact the 15 foot required buffer along the Type 5 streamway on the northwest corner of the plat. The development of the mitigation plan shall be consistent with Section 18.04.140/150 and shall be developed prior to final plat approval. Mitigation may include, but not be limited to, increased buffers along the west portion of the site to compensate for impacts to the streamway.
9. Consistent with the Critical Areas Ordinance, Section 18.12.050 for steep slopes, installation of utilities within the twenty foot easement will necessitate the preparation of an engineering report developed by a registered civil engineer prior to site clearing and development. A site analysis is not required for residential construction at this time. A note must be placed on the final plat stating that lots 1 and 2 are subject to the requirements of Section 18.12.050 and will require a geotechnical report and evaluation prior to development of the site for residential construction.
10. In lieu of construction of required improvements prior to final plat approval, a bond equal to an amount of 120% of a contractors bid for all improvements required under the preliminary plat approval shall be posted with the city. If accepted by the City, the bond shall have a term not to exceed eighteen (18) months from the filing of the plat with the Pierce County auditor. Required improvements shall be installed within twelve months of the date of the filing of the plat. Failure to construct or install the required improvements within the time specified to City standards shall result in the city's foreclosure of the bond. Upon foreclosure, the City shall construct, or may contract to construct and complete, the installation of the required improvements. This condition does not absolve the applicant or developer of their responsibility to comply with the construction and maintenance bond requirements of the applicable city code.

11. Prior to final plat approval, the applicant shall provide documentation of legal access across the east portion of the neighboring property to the south.
12. In order to assure the availability of a full fifty feet of right-of-way, the applicant shall either provide a full fifty feet of right-of-way within the plat, maintaining a minimum lot size of 12,000 square feet exclusive of right-of-way, or submit a notarized agreement with the owner of the neighboring property to the south (Assessor's tax parcel number 02-21-06-1-088/089) assenting to the use of the north twenty feet of the property for future right-of-way purposes upon development of that parcel. This agreement shall be filed as a covenant with the land and recorded with the Pierce County Auditor's Office, with verification of filing provided to the City. These requirements shall be fulfilled prior to final plat approval.
13. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
14. The applicant shall submit a concomitant agreement which provides for the retention of significant trees in the required yard areas abutting the north and west perimeter of the subdivision site. Said concomitant agreement must be approved by the Planning Director prior to any clearing on the site. The language of the concomitant agreement may be submitted by the applicant in Exhibit B.

PASSED this 8th day of June, 1992.



Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen, City Administrator

Filed with City Clerk: 8/6/92  
Passed by City Council: 8/10/92

CITY OF GIG HARBOR

RESOLUTION #360

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution, and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future City street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years, and

WHEREAS, a public hearing has been held on the said Six-Year Transportation Improvement Program, and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the Six-Year Transportation Improvement Program,

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

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (1993-1998, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Six-Year Transportation Improvement Program  
Page 2

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this Resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this 13<sup>th</sup> day of July, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with city clerk: 7/9/92  
Passed by city council:



**CITY OF GIG HARBOR**

**RESOLUTION NO. 359**

**WHEREAS**, John D. Rockie, Building Committee Chairman for the Gig Harbor United Methodist Church, has requested site plan approval for the expansion of the Gig Harbor United Methodist Church located at 7400 Pioneer Way; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated May 20, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on May 20, 1992 to accept public comment on the application; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of said site plan in his report dated May 26, 1992;

**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 dated May 26, 1992 are hereby adopted and the site plan is approved subject to the following conditions:

1. Prior to permit issuance, a fire protection plan shall be submitted to and approved by the Gig Harbor Public Works and Fire Marshall. In addition to standard building code requirements, said plan shall include the following:
  - a. Access must be provided around the building to within 150 feet of all portions of the building. This shall include the improvement of an existing access road on the west side of the parcel to a minimum 24 foot width with paving or compacted gravel. As an alternative, the new wing must be fire sprinkled.

- b. Standard fire flow measures shall be incorporated as approved by the Public Works Department and Fire Marshal and which shall include an 8 inch water main within 150 feet of all portions of the building.
  - c. Prior to permit issuance, the Building Official/Fire Marshal shall determine that the structure conforms to all fire code and occupancy requirements.
2. Prior to permit issuance, a temporary and permanent erosion control plan shall be submitted to and approved by the Public Works Department.
  3. Prior to permit issuance, the Public Works Department shall determine the adequacy of the existing road network to accommodate potential traffic increases. Such determination shall be based upon a traffic study (to be provided by the applicant) by a licensed professional engineer.
  4. Prior to permit issuance, the applicant shall submit a Level II site analysis prepared by a licensed Civil Engineer describing site conditions and methods of site stabilization before, during and after construction, consistent with Section 18.12.050.2 of the City's Critical Areas ordinance.

  
Gretchen A. Wilbert, Mayor

Attest:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with the City Clerk: 6/3/92  
Passed by City Council: 6/22/92

**CITY OF GIG HARBOR  
RESOLUTION No. 358**

**WHEREAS**, William Higgins, through his agent Pac-Tech Engineering, has requested a preliminary plat approval for a 28-lot subdivision (SUB 91-04) on approximately 9.5 acres located south of Rosedale Street, opposite Gig Harbor High School; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated February 11, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner (Pro-tem) conducted a public hearing on the application on February 19, 1992 to accept public comment on; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner (Pro-tem) has made specific findings and conclusions and has recommended conditional approval of the application in his report dated May 20, 1992; and,

**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 reports dated May 20, 1992 are hereby APPROVED, subject to the following conditions:

1. In accordance with the requirements of the City of Gig Harbor fire codes, the following must be provided:
  - A. Fire equipment access must be provided by a twenty four foot wide paved road. The cul-de-sac serving lots 14 through 24 must have a minimum radius of 45 feet.
  - B. Fire hydrants and eight-inch water mains shall be provided to serve the subdivision.
  - C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must

conform to 1974 ISO Guide.

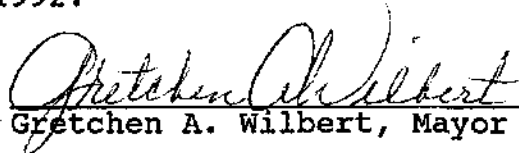
- D. The public road designation must conform to the City Street Name Ordinance.
2. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to final plat approval.
3. Water and sewer lines must be separated by ten (10) feet of horizontal separation. Final detailed plans for stormwater retention, sewer and water, as prepared by a licensed engineer (Washington State) shall be required for review and approval prior to final plat approval. All required improvements shall be installed in accordance with the approved plans.
4. A clearing and grading plan shall be submitted to the city prior to any site clearing or construction. The plan shall include provisions for temporary erosion control and dust abatement. Trees which are volunteered be retained as vegetative buffers shall be identified on the plan and clearly marked on the site. No grading shall be allowed within ten feet of the designated buffer areas.
5. If common facilities are to be maintained by a home owners association, the association shall be established and incorporated prior to final plat approval. A copy of the association's bylaws shall be submitted with the final plat and shall include, at a minimum, the following authorities and responsibilities:
  - A. The enforcement of covenants imposed by the landowner or developer.
  - B. The levying and collection of assessments against all lots to accomplish the association's responsibilities.
  - C. The collection of delinquent assessments through the courts.
  - D. The letting of contracts to build, maintain and manage common facilities.
6. The applicant shall comply with the street

alignment and associated improvements in the Rosedale Street right-of-way, subject to the necessary permits and approval by the City of Gig Harbor, as follows:


- A. The entrance to the subdivision and entrance to the High School shall align and necessary modifications made to the traffic signal.
  - B. Sidewalks, curbs and gutters shall be installed along the Rosedale Street frontage of the proposed subdivision in addition to the storm drainage improvements according to City of Gig Harbor standards.
7. The minimum yards required by the zoning code shall either be delineated on all lots or shall be clearly stated on the final plat.
  8. All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.
  9. In lieu of construction of required improvements prior to final plat approval, a bond equal to an amount of 120% of a contractors bid for all improvements required under the preliminary plat approval shall be posted with the city. If accepted by the City, the bond shall have a term not to exceed eighteen (18) months from the filing of the plat with the Pierce County auditor. Required improvements shall be installed within twelve months of the date of the filing of the plat. Failure to construct or install the required improvements within the time specified to City standards shall result in the city's foreclosure of the bond. Upon foreclosure, the City shall construct, or may contract to construct and complete, the installation of the required improvements.
  10. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
  11. The applicant shall modify the subject plat to provide a ten foot natural vegetative buffer on the west and east perimeters of the plat and along the Rosedale Street right-of-way.

12. The wetland buffer on the west boundary of the plat shall be fifty feet in width and shall consist of undisturbed native vegetation. This shall be so designated on the final plat.

**PASSED** this 8th day of June, 1992.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Mark E. Hoppen, City Administrator

Filed with City Clerk: 6/3/92  
Passed by City Council: 6/8/92

**CITY OF GIG HARBOR**

**RESOLUTION NO. 357**

**WHEREAS**, Chris Bayer, Pastor of the Gig Harbor Foursquare Church, has requested site plan approval for a change of occupancy which allows church services in the existing Woods Center structure located at 6677 Kimball Drive; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated May 20, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on May 20, 1992 to accept public comment on the application; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of said site plan in his report dated May 26, 1992;

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

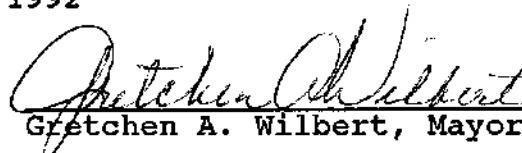
That the findings, conclusions, and recommendations of the Hearing Examiner in his report dated May 26, 1992 are hereby adopted and the site plan is approved subject to the following conditions:

1. Prior to permit issuance, the Building Official/Fire Marshal shall determine that the structure conforms to all fire code and occupancy requirements.
2. No full assemblies shall be permitted during normal commercial business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Smaller gatherings of up to 20 people may be permitted during commercial business hours. The church may


be used for full assemblies on Saturdays and Sundays. However, if parking conflicts with other tenants in The Woods and becomes a problem on Saturdays, the City reserves the right to have the Monday through Friday restriction apply to Saturday as well.

3. The applicant shall obtain sign permits prior to installation of any regulated signage.
4. Required connection fees for water and sewer shall be paid as determined by the Public Works Department.
5. Prior to permit issuance, the Public Works Department shall determine the adequacy of the existing road network to accommodate potential traffic increases. Such determination shall be based upon a traffic study as approved by the Public Works Director.

**PASSED** this 8th day of June, 1992

  
Gretchen A. Wilbert, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 6/3/92  
Passed by City Council: 6/8/92



CITY OF GIG HARBOR  
RESOLUTION No. 356

**WHEREAS**, Monument Construction, Inc., has requested a Shoreline Management substantial development to complete the construction of a 48 slip marina, including associated upland parking; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management permits; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated April 13, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on April 15, 1992 to accept public comment on; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of the application in his report dated May 6, 1992; and,

**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 reports dated May 6, 1992 are hereby adopted and the application for a Shoreline Management Substantial Development permit is **APPROVED**, subject to the following conditions:

1. The stormwater plan shall be consistent with the design standards of the City Department of Public Works for on-site stormwater retention and release.
2. A final landscaping plan meeting the requirements of Section 17.78 shall be submitted to the Planning Department for review and approval prior to issuance of the building permit for the project. Landscaping must be installed prior to issuance of a certificate of occupancy for the project.

3. A plan for exterior lighting and screening meeting the requirements of Section 17.48.090 shall be submitted for review and approval prior to the issuance of a building permit.
4. Fire protection improvements, including fire flow as required by the Gig Harbor Fire Code, shall be provided to the moorage facility.
5. Consistent with the City of Gig Harbor Shoreline Master Program which requires that no moorage or moored vessel shall extend beyond the outer harborline, the applicant or owner shall provide verification by a drawing or sketch, signed by a licensed surveyor, the identification and reference to a local survey monument to document the outer harbor line. This shall be submitted prior to issuance of the certificate of occupancy. The project as presented on the site plan as prepared by Layton and Sells dated 7/28/88 must fit within the "pre Mel Garland" outer harbor line.
6. Consistent with the City of Gig Harbor Shoreline Master Program, the applicant or owner shall submit a plan for waste disposal. The plan shall provide for a method to accommodate, process and convey sewage wastes from pleasurecraft moored as "liveaboards" at the facility and shall also include a waste pump-out facility for marina patrons. The plan shall be reviewed by the City Public Works Department for acceptance prior to implementation. The marina owner or operator will be responsible for maintenance and management of the waste disposal facility.
7. Informational signage shall be displayed at appropriate locations within the marina, and accessible to marina patrons, advising boaters of applicable federal and state laws governing the storage and disposal of sewage wastes.
8. Public access pier and view platform as designated on the site plan (SDP 92-02), or as modified by requirement of the Department of Fisheries through the HPA process, shall be constructed prior to occupancy.
9. Sidewalks, curbs and gutters as depicted on the

page 3

site plan of 7/28/88 shall be constructed prior to occupancy.

10. All dumpsters shall be screened from public view as required per 17.48.090 of the zoning code.

PASSED this 26<sup>th</sup> day of May, 1992.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 5/21/92  
Passed by City Council: 5/26/92

CITY OF GIG HARBOR  
SHORELINE MANAGEMENT ACT OF 1971  
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT,  
CONDITIONAL USE, OR VARIANCE

- Substantial Development Permit  
 Conditional Use  
 Variance

Application No. SDP 92-02

Administering Agency City of Gig Harbor

Date Received February 28, 1992

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Date of Issuance \_\_\_\_\_

Date of Expiration \_\_\_\_\_

Pursuant to RCW 90.58, a permit is hereby granted/denied to

Monument Construction, Inc. P.O. Box 2002

(name of applicant)

Gig Harbor, WA 98335

(address)

to undertake the following development Construct a 48 slip  
Marina; provide upland parking for 51 vehicles

upon the following property SW 1/4, Sec. 2, T 21N, R 2E  
(Section, Township, Range)

Within Gig Harbor Bay and/or its associated  
wetlands. The project will not be within shorelines  
(be/not be)

of statewide significance (RCW 90.58.030). The project will  
be located within an Urban designation.  
(environment)

Development pursuant to this permit shall be undertaken pursuant to the following terms and conditions \_\_\_\_\_

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.68.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT WILL NOT BEGIN OR OS NOT AUTHORIZED UNTIL THIRTY DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN THIRTY DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCS 90.58.140(5)(a)(b)(c).

5/28/92  
(Date)

*Dorothy A. Wilbert*  
Mayor, City of Gig Harbor

THIS SECTION FOR DEPARTMENT USE ONLY IN REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.

Date received by the department \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

This conditional use/variance permit is approved/denied by the department pursuant to chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Authorized Department Official)

CITY OF GIG HARBOR  
RESOLUTION No. 355

**WHEREAS**, Haub Brothers Trust Enterprises have requested a Shoreline Management substantial development to permit the excavation and on-site remediation of approximately 150 cubic yards petroleum contaminated soil; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management permits; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated April 13, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on April 15, 1992 to accept public comment on; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of the application in his report dated May 6, 1992; and,

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

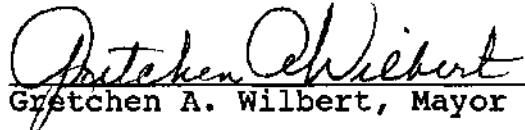
That the findings, conclusions and recommendations of the Hearing Examiner in his reports dated May 6, 1992 are hereby adopted and the application for a Shoreline Management Substantial Development permit is **APPROVED**, subject to the following conditions:

- 1) Prior to excavation of the site, the applicant shall submit an application for a grading permit to the City of Gig Harbor, which shall include measures for erosion control for, during and after construction. Erosion control measures should, at a minimum, include provisions for siltation fences, hay bales or other appropriate siltation control methods. The grading plans shall also document the preconstruction elevation of the excavated portion of the property.
- 2) The applicant shall comply with the requirements of the Tacoma-Pierce County Health Department and


the Department of Ecology in respect to soils analysis and on-site remediation of the contaminated material as detailed in the Tacoma-Pierce County Health Department's letter to Haub Brothers Enterprises Trust. The applicant shall provide written verification of compliance from the appropriate authority of Pierce County or the State of Washington.

- 3) Perimeter vegetation inclusive of all existing vegetation within twenty feet of the front property line along Harborview Drive and within ten feet of the east property line shall be retained at the remediation portion of the site. If this is not feasible, the applicant shall submit a landscaping plan which will provide the same degree of screening currently in place. Specimens selected for screening shall be capable of meeting the screening/buffering requirements as established in Section 17.78 of the zoning code. The landscape plan shall be submitted prior to issuance of the clearing/grading permit and approved landscaping shall be installed within one growing season after the approval date of the permit.

PASSED this 26<sup>th</sup> day of May, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 5/21/92  
Passed by City Council: 5/26/92

CITY OF GIG HARBOR  
SHORELINE MANAGEMENT ACT OF 1971  
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT,  
CONDITIONAL USE, OR VARIANCE

Substantial Development Permit

Conditional Use

Variance

Application No. SDP 92-01

Administering Agency City of Gig Harbor

Date Received March 1, 1992

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Date of Issuance \_\_\_\_\_

Date of Expiration \_\_\_\_\_

Pursuant to RCW 90.58, a permit is hereby granted/denied to

Haub Brothers Trust Enterprises, 1810 Island Blvd. W

Tacoma, WA 98466 (name of applicant)

\_\_\_\_\_  
(address)

to undertake the following development Excavate up to 150 cubic  
yards of petroleum contaminated soil; remediate on-site in accordance  
with Pierce County Health Department requirements.

upon the following property NE 1/4, Sec. 8, T 21N, Range 2E  
(Section, Township, Range)

Within Gig Harbor Bay and/or its associated  
wetlands. The project will not be within shorelines  
(~~be~~/not be)

of statewide significance (RCW 90.58.030). The project will  
be located within an Urban designation.  
(environment)



Development pursuant to this permit shall be undertaken pursuant to the following terms and conditions \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.68.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT WILL NOT BEGIN OR OS NOT AUTHORIZED UNTIL THIRTY DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN THIRTY DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCS 90.58.140(5)(a)(b)(c).

5/28/92  
(Date)

*Fletcher Wilbert*  
Mayor, City of Gig Harbor

THIS SECTION FOR DEPARTMENT USE ONLY IN REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.

Date received by the department \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

This conditional use/variance permit is approved/denied by the department pursuant to chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Signature of Authorized Department Official)

**CITY OF GIG HARBOR**

**RESOLUTION No. 354**

**WHEREAS**, the City Council did in 1987 enter into an urban area agreement with Pierce County (Pierce County Ordinance 87-136) which defines an urban planning area and future annexation area; and,

**WHEREAS**, the City Comprehensive Plan of 1986 also defines an urban planning area for those unincorporated lands potentially affected by or which could potentially affect planning activities of the city; and,

**WHEREAS**, the City redefined the urban planning area and future potential annexation area into one map, by Council action in May of 1990 and further revised in February of 1991; and,

**WHEREAS**, the Growth Management Act requires that Counties required to plan under the act must designate urban planning areas in those areas which are urban in nature, which have urban services or which are capable of providing urban services; and,

**WHEREAS**, the City of Gig Harbor has transmitted to Pierce County a copy of the 1991 Urban Growth Area/Future Potential Annexation map as part of the County's urban growth study area program; and,

**WHEREAS**, the City deems it appropriate to review the current urban area map and make adjustments as necessary to define a reasonable and attainable urban growth area for future planning purposes which would be capable of being provided urban services; and,


**WHEREAS**, the Planning Commission has considered revisions to the urban growth area and based upon testimony presented at a public hearing and a workshop following the hearing has transmitted its recommendations and findings on an urban growth study area to the City Council by letter of April 23, 1992

Resolution No. 354  
Page 2

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

The urban growth area map as revised and attached as "EXHIBIT A" is adopted.

**PASSED** this 27th day of April, 1992.

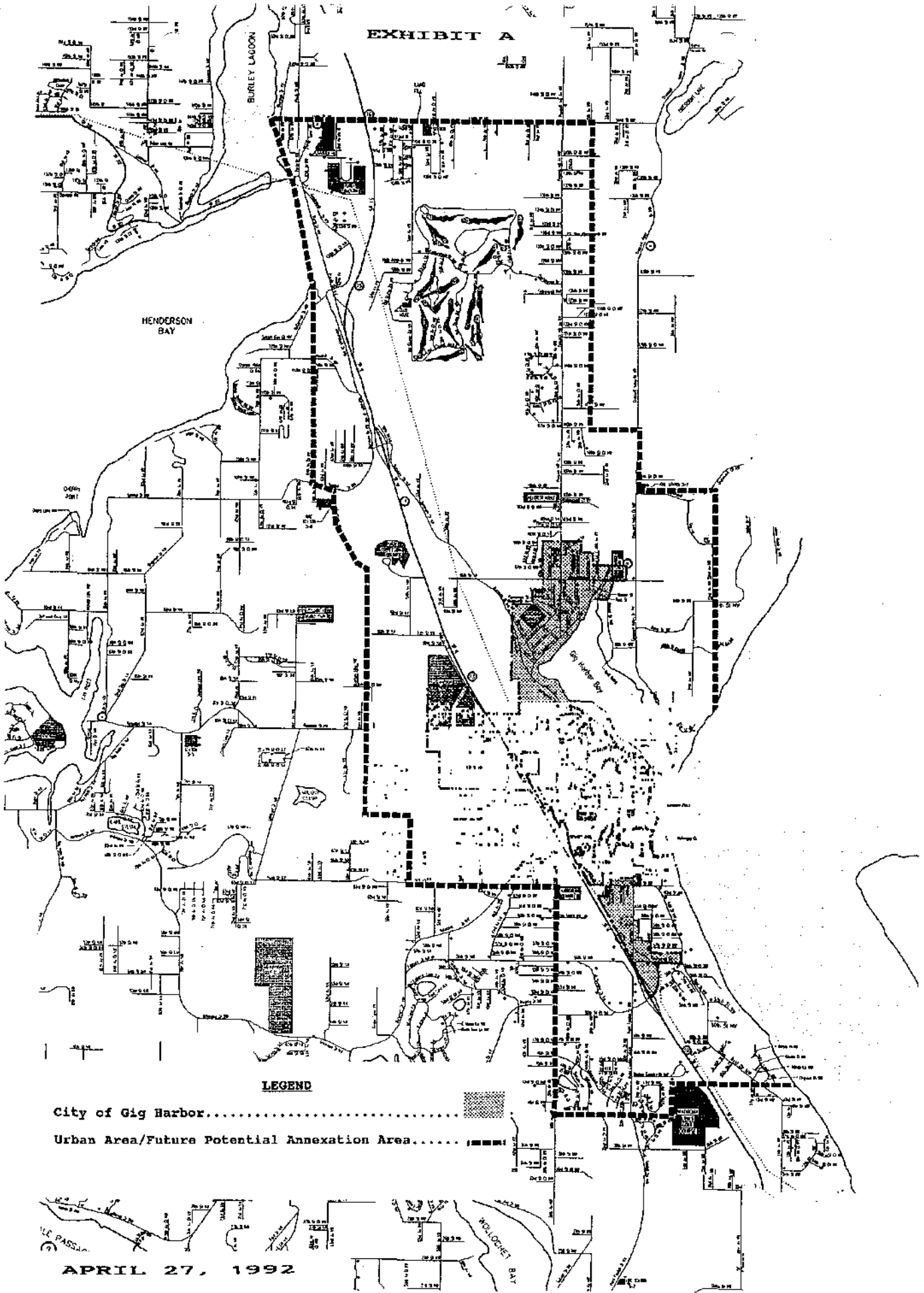
  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Mark E. Hoppen  
City Administrator

Filed with City Clerk: 4/23/92  
Passed by City Council: 4/27/92

EXHIBIT A



HENDERSON BAY

BURLEY LAGOON

LEGEND

City of Gig Harbor.....  
Urban Area/Future Potential Annexation Area.....

APRIL 27, 1992



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

April 23, 1992

Mayor Wilbert and Councilmembers  
Gig Harbor City Hall  
Gig Harbor, WA.

Dear Mayor Wilbert and Councilmembers:

At Council's direction, the Planning Commission conducted a public hearing on April 7, 1992, to accept public testimony on proposed changes to the City's future urban growth (study) area. Several comments were received by interested citizens regarding the current boundary and the proposed adjustments. Having considered all of the comments received, the Planning Commission is comfortable with the boundary as recommended, with two exceptions as detailed below.

As you will note from the comments received, there was sentiment expressed to reduce the current and proposed urban area in some areas (the north and Crescent Valley area) and to significantly expand the southern part of the urban area to include all lands south to the Narrows Bridge, including City of Tacoma property. Following much discussion by the Commission members, and with staff assistance, the Commission does not feel it warranted to substantially change that which was recommended by staff.

Including vast amounts of "new" urban area south to the bridge is not considered reasonable due to potential service limitations which could occur, plus the fact that the area has already "been done". Although it is tempting to include the south sector as a means of countering the City of Tacoma's efforts to "potentially annex" 1,100 acres of its property plus the adjacent unincorporated lands, a reactive response is neither justified nor reasonable. This area has developed (and is developing) under Pierce County standards and it is not considered prudent to consider this area for potential expansion in which the City would ultimately inherit substandard roads, no defined or developed storm water systems and a large number of private water districts. In this respect, the City sees its future primarily in undeveloped vacant lands which can (and would) be developed with the provision of City services and under City

Extend this line in an easterly direction to connect with Puget Sound (approximately on a line that coincides with 43rd Street NW).

A map depicting the proposed revised boundaries is attached. The Planning Commission also requests that Council consider not granting additional utility extension requests into those "new" areas of the revised urban area until such time that a "final" (accepted) urban growth area is adopted/approved by Pierce County by July of 1993, in conformance with the Growth Management Act. The Planning Commission feels that this would minimize the possibility of overextending the urban area and would not jeopardize our commitment to provide services in a reasonable and efficient manner.

Finally, the Planning Commission recognizes that areas which are currently included within the urban area are undeveloped and rural in nature. The Commission does not want its recommendation on the urban growth study area to be construed as a finality on setting urban level densities. At this point in time, there is not sufficient information available to determine what level of service could be provided at an "urban density" and the need for public input at the neighborhood level is most crucial in determining this. The issue of urban density will be discussed in detail as the Planning Commission continues to meet its objectives under the Growth Management Act.

The Planning Commission greatly appreciates the opportunity to review and provide recommendations to the Council on what it considers an extremely important public policy matter.

Sincerely

*Kae Paterson*

---

Kae Paterson, Chair  
City of Gig Harbor Planning Commission

CITY OF GIG HARBOR

RESOLUTION NO. 353

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, TO INITIATE THE PROCEDURE FOR THE VACATION OF THE PORTION OF SELLERS STREET LYING SOUTH OF GOODMAN AVENUE AND NORTH OF NORTH HARBORVIEW DRIVE.

WHEREAS, the City Council desires to initiate the procedure for the vacation of the portion of Sellers Street, originally platted as Oak Street in Gig Harbor, which lies north of the street currently known as North Harborview Drive and originally platted as Front Street, as shown on the plat files on August 20, 1890, denominated as the Town of Ardena, Pierce County, Washington.

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


Section 1. A public hearing upon said street vacation shall be held in the council chambers of Gig Harbor City Hall on Monday, June 22, 1992, at 7:00 p.m., at which hearing all persons interested in said street vacation are invited to appear.

Section 2. The City Clerk is directed to post notices of the hearing in three public places and on the street to be vacated and to mail notices to all owners of any property abutting the portion of street to be vacated, pursuant to RCW 35.79.020.

PASSED this 27th day of April, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with city clerk: 4/24/92  
Passed by city council: 4/27/92





**CITY OF GIG HARBOR**

**RESOLUTION NO. 352**

**WHEREAS**, Snodgrass Freeman Associates has requested site plan approval for the construction and operation of a 2589 square foot dental clinic on Kimball Drive; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated March 18, 1992; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 18, 1992 to accept public comment on; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of said site plan in his reports dated March 30, 1992;

**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 dated March 30, 1992 are hereby adopted and the site plan is approved subject to the following conditions:

1. A twenty foot buffer zone shall be retained on the north side of the building and shall be incorporated as part of the required landscape plan stipulated in Section 17.78.070 of the Gig Harbor Zoning Code.
2. All significant trees shall be retained in the buffer zone according to Section 17.78.050 of the Gig Harbor Zoning Code. The Planning Staff shall approve the identification significant trees and the method of tree protection during construction. No site work shall occur prior to obtaining said approval.

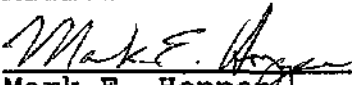
3. The site plan and structure shall conform to all fire and building protection measures as specified by the City's Building Official/Fire Marshall and the Uniform Building Code.
4. A final storm drainage plan shall be approved by the City's Public Works Department prior to building permit issuance.
5. Sidewalks, curbs and gutters shall be installed along the entire frontage of Kimball Drive.
6. The Applicant shall provide a written agreement with the adjacent property owner allowing temporary encroachment for the purpose of constructing the rear retaining wall near the east property line. The agreement shall be acceptable to the City Attorney prior to issuance of the building permit on the subject site. This requirement may be waived by the City if the Applicant can demonstrate, to the satisfaction of the City, that the wall can be built without disturbance beyond said property line.
7. Applicant to participate in a no-protest ULID for improvements to the Kimball Drive / Pioneer Way intersection. A copy of the resolution and site plan shall be filed under the Pierce County Auditor and verification of filing shall be provided to the city prior to issuance of the occupancy permit.
8. Exterior lighting to be consistent with the city's zoning code, per section 17.36.120(D).
9. The back side of the sidewalk must abut the property line as per the site plan approved 4/27/92.

Resolution No. 352  
page 3

**PASSED** this 27th day of April, 1992.

  
Gretchen A. Wilbert, Mayor

**ATTEST:**

  
Mark E. Hopper  
City Administrator/Clerk

Filed with City Clerk: 4/24/92  
Passed by City Council: 4/27/92

CITY OF GIG HARBOR

RESOLUTION #351

WHEREAS, Applicants Thomas Bush and Howard Polen were granted site plan approval (SPR89-16) on March 12, 1990 to construct a 6,200 square foot medical/professional building on Stinson Avenue; and

WHEREAS, the applicants have requested a time extension to allow completion of the project and to revise the site plan to reorient the proposed building; and

WHEREAS, a time extension was granted by the City Council at it's regular meeting of February 25, 1992, said time extension valid to March 1, 1994; and,

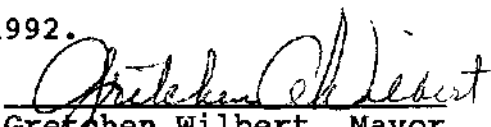
WHEREAS, the proposed revision is consistent with the applicable sections of the zoning code; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR89-16 in his report dated February 16, 1990.

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

That the request for site plan revision is granted, provided that conditions of approval of Resolution #274 (SPR 89-16) remain valid and providing that the color of the roof is restricted to gray, green or brown.

PASSED this 13 day of April, 1992.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen, City Administrator

Filed with City Clerk: 4/08/92  
Passed by City Council: 4/13/92

**CITY OF GIG HARBOR  
RESOLUTION No. 350**

**WHEREAS**, Robert Ellsworth and Michael Thornhill have submitted an application for a Shoreline Management substantial development permit to permit the construction of a 190 foot long float to accommodate six new boats 45 feet or greater in length at the applicants' small boat moorage facility (Stanich Dock); and,

**WHEREAS**, the proposal would require the applicants to provide off-street parking at a ratio of one parking space per boat, thus requiring a variance from the parking standards of the zoning code for the new facilities; and,

**WHEREAS**, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management permits; and,

**WHEREAS**, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated October 11, 1989; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on October 25, 1989 to accept public comment on; and,

**WHEREAS**, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of the shoreline permit; and,

**WHEREAS**, the hearing examiner recommended denial of the variance application in his report dated November 16, 1989, with the findings that the applicant did not meet the burden of proof required to qualify for relief from the parking requirements, that the existing moorage facility did not conform to the parking requirements and that the applicant should provide eight off-street parking stalls within two hundred feet of the property to accommodate the proposed expansion; and,

**WHEREAS**, the City Council tabled the application on January 9, 1990, to allow the applicant sufficient time to submit an acceptable off-street parking plan, consistent with the hearing examiner's recommendation; and,

**WHEREAS**, the applicant has demonstrated that obtaining eight off-street parking spaces within two hundred feet of the site has not been possible and has entered into a long-term lease with an adjacent property owner to provide three off-street parking spaces, in addition to two off-street parking spaces on the applicant's property; and,

**WHEREAS**, the applicant has agreed to limit total moorage (existing and proposed under this permit application) to fourteen (14) vessels under this shoreline management permit application; and,

**WHEREAS**, the proposal with the five off-street parking spaces and reduction in total moorage at the facility will decrease the non-conformity of the existing marina; and,

**WHEREAS**, the hardship is specific to the property as the existing moorage facility predates the City zoning code and Shoreline Master Program; and,

**WHEREAS**, the design of the project, inclusive of providing off-street parking in conjunction with the reduction of total moorage at the facility, is compatible with other permitted uses in the area and will not cause adverse effects to the adjacent properties or the shoreline.

**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 reports dated November 16, 1989 are adopted in part and the application for a shoreline management substantial development permit and zoning variance for off-street parking is approved, subject to the following conditions:

1. The float arrangement and parking plan as depicted in the revised site plan of February, 1992, and referenced as Exhibit "A" is accepted and approved.
2. The total number of vessels at the entire moorage facility is limited under this permit application to fourteen, eight of which are less than forty-five feet in length and six of which are forty-five feet in length or greater.
3. The applicant shall provide verification, prior to

occupancy, a drawing and/or a sketch, signed by a registered land surveyor, the identification and reference to a local survey monument to which all north/south dimensioning shall be referenced.

4. As required by the Uniform Fire Code, fire protection improvements as referenced by the Fire Marshal in his review of August 21, 1989, shall be required. This shall include required fire flow, hose racks and fire extinguishers.
5. The applicant shall participate in any future city-wide waste management program as required by city ordinance.
6. As required by the Gig Harbor Shoreline Master Program, no portion of a watercraft moored at a pier nor any float shall be allowed to extend waterward of the outer Harbor Line.
7. No portion of any new construction shall be allowed to extend into the required twelve foot setback from adjacent leases or property lines

PASSED this 23<sup>d</sup> day of March, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 3/17/92  
Passed by City Council: 3/23/92

CITY OF GIG HARBOR  
SHORELINE MANAGEMENT ACT OF 1971  
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT,  
CONDITIONAL USE, OR VARIANCE

- Substantial Development Permit  
 Conditional Use  
 Variance

Application No. SDP 89-03  
Administering Agency City of Gig Harbor  
Date Received August 18, 1989  
Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Date of Issuance \_\_\_\_\_  
Date of Expiration \_\_\_\_\_

Pursuant to RCW 90.58, a permit is hereby granted/denied to

Robert Ellsworth / Mike Thornhill  
(name of applicant)

5720 144th NW, Gig Harbor, WA 98335  
(address)

to undertake the following development construct 190' extension  
to dock.

upon the following property portion of the SE of Section 5  
(Section, Township, Range)

Township 21 N., Range 2 EWM.

Within Gig Harbor Bay and/or its associated  
wetlands. The project will not be within shorelines  
(be/not be)

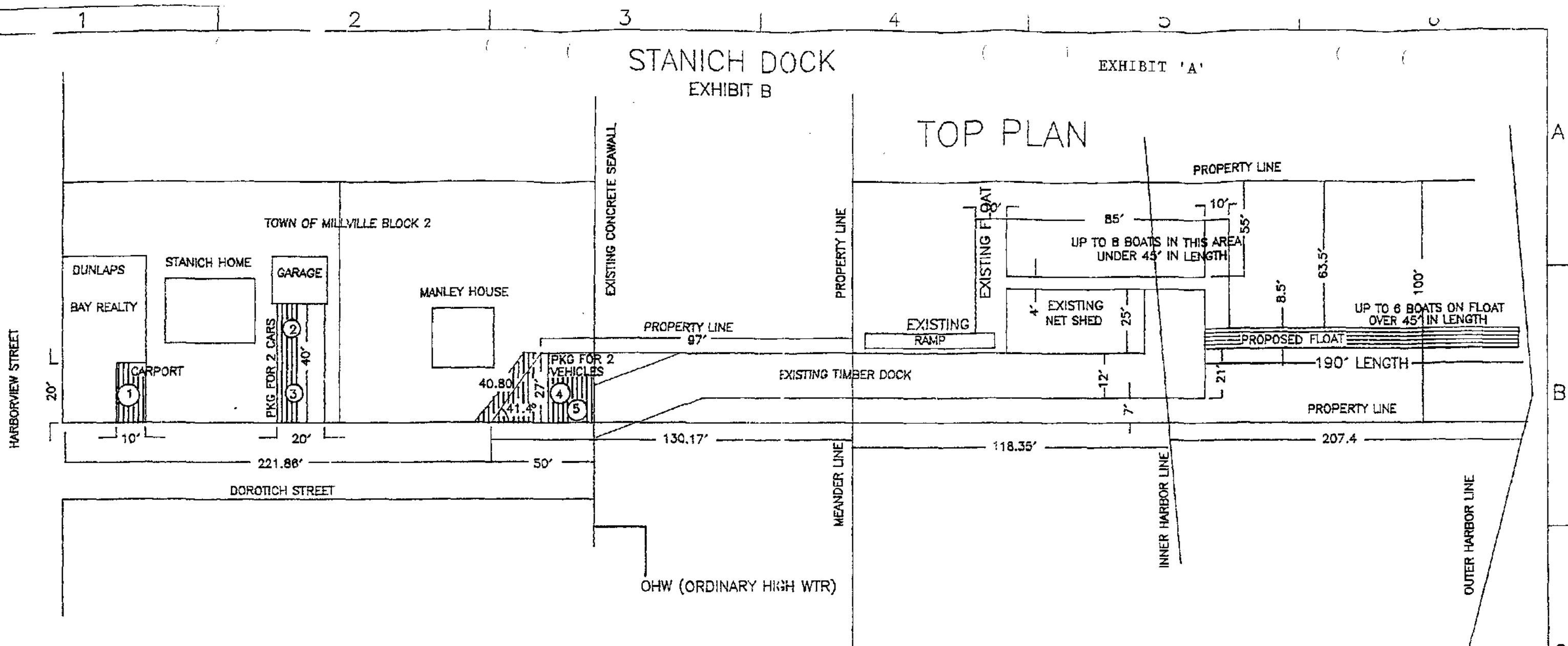
of statewide significance (RCW 90.58.030). The project will  
be located within an Urban designation.  
(environment)



STANICH DOCK  
EXHIBIT B

EXHIBIT 'A'

TOP PLAN



OHW (ORDINARY HIGH WTR)

EXISTING TIMBER DOCK

+15.0'

MLW 0.0'

EXISTING GRADE

TREATED TIMBER PILES

PROPOSED 190'  
FLOAT

APPROXIMATE SCALE

VERTICAL: 100' = 2.4"

HORIZ: 60' = 1.2"

SIDE ELEVATION

Title		
Size	Number	Revision
B	STANICH DOCK PLAN	
Date	Drawn By	
File	Sheet	of

1 2 3 4 5 6

CITY OF GIG HARBOR  
RESOLUTION NO. 349

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR ACCEPTING THE ANNEXATION PETITION FOR THE AREA KNOWN AS THE HOOVER ROAD ANNEXATION (ANX 91-01) AND AS SUBMITTED BY PETITIONERS JAMES RICHARDSON, ET.AL., AND ENTERS AN INTENT TO APPROVE AND REFERRING THE PETITION TO THE PIERCE COUNTY BOUNDARY REVIEW BOARD.**

**WHEREAS**, on February 27, 1992, a petition for annexation of approximately 53 acres was submitted for the property lying south of Rosedale Street, east of 54th Avenue NW, north of Hoover Road and west of North Creek Estates subdivision; and,

**WHEREAS**, the petition which has been certified by the City Administrator as legally sufficient containing the signatures of not less than 60% of the owners of assessed evaluation and the legal description of the subject property are attached to this resolution and made a part hereto; and,

**WHEREAS**, such annexation proposal is within the Urban Area Boundary as defined in the Urban Area Agreement of September, 1987, between Pierce County and the City of Gig Harbor; and,

**WHEREAS**, such annexation proposal is within the future potential annexation area as defined by the City of Gig Harbor; and

**WHEREAS**, on the 28th of October, 1991, the City Council met with the initiating party during regular session of the Council; and,

**WHEREAS**, at that time the Council set forth the requirements placed on the petitioner wishing to annex as follows:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness;
2. The area shall be zoned as single family residential (R-1) and designated as within the height overlay district, subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code;

**WHEREAS**, on March 6, 1992 a determination of

non-significance was issued for the proposal, based upon a review of the environmental documents submitted by the petitioner, in accordance with the City of Gig Harbor Environmental Policy Ordinance, Title 18 of the Gig Harbor Municipal Code;; and,

**WHEREAS**, at the public hearing of March 23rd, 1991, the City Council does hereby declare its intent to authorize and approve said annexation, and to accept same as a part of the City of Gig Harbor; and,

**WHEREAS**, the City Council shall comply with the procedural requirements of RCW 35A.14 to the conclusion of this annexation.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:**

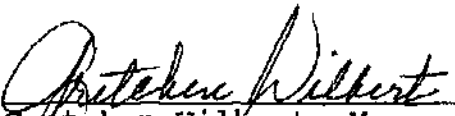
Section 1. The City Council of the City of Gig Harbor does hereby declare its intent to authorize and approve the annexation and to accept the subject property as part of the City of Gig Harbor with the following requirements:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness.
2. The area shall be zoned as single family residential (R-1) and designated as within the height overlay district, subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code.

Section 2. The City Clerk of the City of Gig Harbor hereby declares the annexation petition contiguous with the boundaries of the City of Gig Harbor and said property which is more particularly described in the petition which is marked Exhibit "A" and which is made a part hereto. The City Council does refer the petition and petitioner to the Pierce County Boundary Review Board for approval of the annexation and the City Council shall not take any further action on the annexation proposal until such time the Pierce County Boundary Review Board has completed its review of the notice of intent to annex.

**PASSED AND APPROVED**, at the regularly scheduled City Council meeting of on the 23rd day of March, 1992.

page 3

  
Gretchen Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen, City Administrator

Filed with City Clerk: 3/18/92  
Passed by City Council: 3/23/92

EXHIBIT "A"

THORNTON LAND SURVEYING, INC.

P. O. Box 249

GIG HARBOR, WASHINGTON 98335



BUSINESS .. 1-206-858-8106  
FAX ..... 1-206-858-7466

JANUARY 17, 1992

A VARIANCE MAY EXIST BETWEEN ALIQUOT PARTS OF A SECTION AND GOVERNMENT LOTS, PRIOR TO ANY SURVEYING AND/OR PLATTING IN REGARDS TO THE FOLLOWING DESCRIPTION A THOROUGH TITLE SEARCH IS RECOMMENDED.

A portion of the northwest 1/4 of Section 7, T.21 N., R.2 E., W.M., Pierce County, WA: more particularly described as follows;

BEGINNING at the West 1/4 corner of said Section 7;

thence northerly along the West boundary of said northwest 1/4 of Section 7 to a point on the northerly right of way boundary of Rosedale St. N.W.;

thence easterly along said northerly right of way boundary to a point on the East boundary of the northwest 1/4 of the northwest 1/4 of the northwest 1/4 (A.F.N.9112260628) of said Section 7;

thence southerly along said East boundary to the northwest corner of the west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 (A.F.N. 8306010090) of said Section 7;

thence easterly and leaving said East boundary along the North boundary (A.F.N. 8306010090) of the west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 of Section 7 to the northeast corner (A.F.N. 8306010090) of said west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 of said Section 7;

thence southerly and leaving said North boundary along the East boundary of said West 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 to the southeast corner (A.F.N. 8306010090) of said west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 of said Section 7;

thence westerly and leaving said East boundary along the South boundary (A.F.N. 8306010090) of said west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 to the northwest corner of Lot 1 of Pierce Co. Short Plat No. 77-188 (said point also being the northeast corner of Pierce Co. Short Plat No. 78-903);

thence southerly and leaving said South boundary along the West boundary of Pierce Co. Short Plat No. 77-188 to the southwest corner of Lot 2 of said Short Plat said point also being the northwest corner of Lot 3 of said Short Plat;

thence easterly and leaving said West boundary along the South boundary of said Lot 2 to the southeast corner thereof;

thence southerly and leaving said South boundary along the East boundary of Lot 3 of Pierce Co. Short Plat No. 77-188 to the northeast corner of Lot 4 of Survey No. 1636 as recorded in Volume 17 of Surveys at page 30 records of Pierce Co. Auditor;

thence southerly along the East boundary of said Lot 4 to the southeast corner thereof;

thence westerly and leaving said East boundary along the South boundary of said Lot 4 to the southwest corner thereof, also being the southeast corner of the west 1/2 of the west 1/2 of the southwest 1/4 of the northwest 1/4 of said Section 7;

thence westerly along the South boundary of said west 1/2 of the west 1/2 of the southwest 1/4 of the northwest 1/4 to the West 1/4 corner of said Section 7, T.21N., R. 2 E., W.M., Pierce Co., Washington, the POINT OF BEGINNING.

Note: This description was written from existing recorded deeds which describe parcels as being a portion of the northwest 1/4 of the northwest 1/4 of section 7, T. 21 N., R.2 E., W.M., however the GLO plat shows un-numbered Gov't lots along the West boundary of said section 7 which may affect the boundaries of said parcels when surveyed.

60% ANNEXATION PETITION

to

THE CITY OF GIG HARBOR, WASHINGTON

TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**Signature and**

**Address of Petitioner**

**Assessor Parcel Number**

**Legal Description**

1) <u>Pat Rainwater</u>	<u>02-21-07-2-009</u>	See attached.
<u>12211 So. 4th St</u>	<u>2-010</u>	
<u>Wicoma, WA 98538</u>		

60% ANNEXATION PETITION

to

THE CITY OF GIG HARBOR, WASHINGTON

**TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.**

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**Signature and**

**Address of Petitioner**

**Assessor Parcel Number**

**Legal Description**

1) Ermyd J. Orslow Tru.

022107-6-001

See attached.

within City limits -  
(ROSS ANNEXATION)

Thomas Jones  
Jacquelyn Jones



60% ANNEXATION PETITION

to

THE CITY OF GIG HARBOR, WASHINGTON

**TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.**

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**Signature and**

**Address of Petitioner**

**Assessor Parcel Number**

**Legal Description**

1) ✓ <u>Ronald E. Whitley</u>	<u>022-107-6-012</u>	See attached.
✓ <u>Shirley R. Whitley</u>	<u>-013, -014, -015</u>	
✓ <u>P.O. Box 301</u> <u>Gig Harbor, WA</u> <u>98335</u>	<u>022107-6-003</u>	

60% ANNEXATION PETITION

10

THE CITY OF GIG HARBOR, WASHINGTON

**TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.**

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

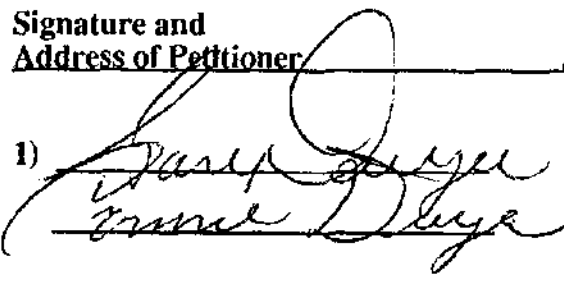
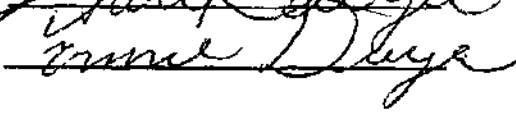
The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

- a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

<u>Signature and Address of Petitioner</u>	<u>Assessor Parcel Number</u>	<u>Legal Description</u>
1) 	022107-6-008	See attached.
	-009, -010, -011	

60% ANNEXATION PETITION

to

THE CITY OF GIG HARBOR, WASHINGTON

**TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.**

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**Signature and  
Address of Petitioner**

**Assessor Parcel Number**

**Legal Description**

1) <u>John L. McCaul</u>	<u>Mar Jewell McCaul</u>	See attached.
<u>1510 SE Solomon Loop</u>	<u>R02-21-07-6-014</u>	
<u>Vancouver, WA 98684</u>	<u>R02-21-07-6-015</u>	

**60% ANNEXATION PETITION**

to

**THE CITY OF GIG HARBOR, WASHINGTON**

**TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.**

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

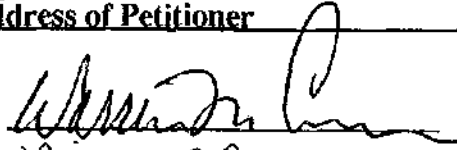
The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**Signature and**

**Address of Petitioner**

**Assessor Parcel Number**

**Legal Description**

- |   |   |  |
|---|---|--|
| 1) <u></u><br><u>Wayne L. Curran</u> | <u>022107-6-004</u><br><u>-005, -006, -007</u><br><u>022107-6-002</u> | See attached.<br><br><u>Within City (Cross ANNEXATION)</u> |
|---|---|--|

60% ANNEXATION PETITION

to

THE CITY OF GIG HARBOR, WASHINGTON

TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

**Signature and  
Address of Petitioner**

**Assessor Parcel Number**

**Legal Description**

1) <u>Douglas R Harlow</u> <u>4020 Brouse Blvd W.</u> <u>Tacoma, Wa. 98466</u> <u>phone # 565-3591</u>	<u>02-21-07-2-033</u>	See attached.
---	-----------------------	---------------

60% ANNEXATION PETITION

to

THE CITY OF GIG HARBOR, WASHINGTON

TO THE HONORABLE MAYOR AND CITY COUNCIL  
OF THE CITY OF GIG HARBOR, WASHINGTON.

We, the undersigned, being the owners of not less than one-hundred percent (60%) of the assessed value of the real property herein described and lying contiguous to the City of Gig Harbor, Washington, do hereby petition that such territory be annexed to the City of Gig Harbor under the provisions of Chapter 128, Laws of 1945 (RCW 35A.14.120, et seq), and any such amendments thereto, of the State of Washington.

The territory proposed to be annexed is located within Pierce County, Washington, the boundaries of which are outlined on the official Assessors' map accompanying this petition. The complete legal description of the annexation area is also attached.

The petitioners request that the City Council of the City of Gig Harbor meet with the initiating parties at the next available Council meeting and determine that the City would accept the proposed annexation. At said meeting the City Council should also determine that:

- 1) The area proposed to be annexed is adequately covered by the City's adopted Comprehensive Land Use Plan.
- 2) The area proposed to be annexed would be brought into the City under the existing R-1 zoning classification.

Wherefore the undersigned petition the Honorable City Council and ask:

a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and

b) That following such hearing and subsequent to the review and approval of the Pierce County Boundary Review Board, the City Council determine by ordinance that such annexation shall be made, annexing the above described territory, and declaring the date whereon such annexation shall be effective; and that the property so annexed shall become a part of the City of Gig Harbor, Washington, subject to its laws and ordinances as then and thereafter in force.

The petitioners subscribing hereto agree that all property within the territory sought to be annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City of Gig Harbor, including assessments or taxes in payment of any bonds issued or debts contracted prior to or existing at the date of annexation.

Signature and  
Address of Petitioner

Assessor Parcel Number

Legal Description

1) <u>Laurina A Seaton</u>	<u>02-21-07-2-023</u>	See attached.
<u>Margaret M Seaton</u>	2-025	
<u>5322 Rosedale St NW</u>	2-039	
<u>Gig Harbor WA 98335</u>		

CITY OF GIG HARBOR

RESOLUTION #348

WHEREAS, Applicants Thomas Bush and Howard Polen were granted site plan approval (SPR89-16) on March 12, 1990 to construct a 6,200 square foot medical/professional building on Stinson Avenue; and

WHEREAS, the applicants have requested a time extension to allow completion of the project and to revise the site plan to reorient the proposed building; and

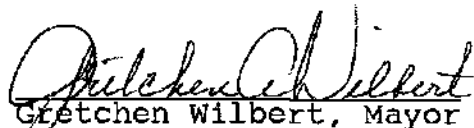
WHEREAS, the proposed revision is consistent with the applicable sections of the zoning code; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR89-16 in his report dated February 16, 1990.

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

That the request for revision is granted and a time extension of two years is granted provided conditions of approval of Resolution #274 (SPR 89-16) remain valid including the architectural rendition approved by Council.

PASSED this 24th day of February, 1992.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen, City Administrator

Filed with City Clerk: 2/20/92  
Passed by City Council: 2/24/92

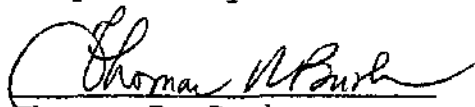
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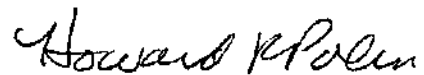
CITY OF GIG HARBOR

1. Property was purchased and escrow closed March 3, 1990.
2. A two year time period was set by Gig Harbor City Council to start construction of the approved site plan, on or before March 1, 1992.
3. Partners in the project (the two doctor's) decided to split their practice, therefore delaying the project start. We had to buy out their share of the partnership which was completed June 1991.
4. Peninsula Light made the adjacent property available for purchase. This property solved the potential parking problem needs and the property was purchased and escrow closes February 20, 1992.
5. The only access to the back property was blocked by our approved site plan hence a building redesign was required and is now being submitted for your approval.
6. The new enlarged site plan reconfigures the building to a 32' x 144' rectangle along the south property line and allows access to and development of the additional property.
7. The two story building will have the first floor approx. 2 ft. below the level of Stinson Ave. A partial or full basement is anticipated to fit the existing topography and to provide fill for the parking area. This will be non-occupied storage or service use.
8. Some comparison features include:
  - a. Original design resulted in 70% site coverage.  
New design is 40%.
  - b. Original design had 6256 sf footprint.  
New design has 4608 sf.
  - c. Original design had no buffer/screening along north property line.  
New design has 5 ft. buffer.
  - d. Original design had paved parking area between building and Stinson Ave.  
New design has 30 ft. + landscaped area facing Stinson Ave.

Respectively Submitted

  
Thomas R. Bush

2/12/92  
Date

  
Howard R. Polen

2/12/92  
Date



CITY OF GIG HARBOR  
RESOLUTION No. 347

WHEREAS, Warren and Dorcas Logan have requested a Shoreline Management Variance permit and height variance approval to permit the construction and remodel of an addition to a single family dwelling located waterward of ordinary high water; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management permits; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended approval of the project, in a staff report dated October 30, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on December 18, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of the application in his report dated January 6, 1992; and,

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 reports dated January 6, 1992 are hereby adopted and the application for a Shoreline Management Variance permit and zoning variance for allowable height is granted.

Resolution No. 347  
Page 2

PASSED this 10th day of February, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 1/23/92  
Passed by City Council: 2/10/92

CITY OF GIG HARBOR  
SHORELINE MANAGEMENT ACT OF 1971  
PERMIT FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT,  
CONDITIONAL USE, OR VARIANCE

- Substantial Development Permit  
 Conditional Use  
 Variance

Application No. SDP 91-06

Administering Agency City of Gig Harbor

Date Received October 11, 1991

Approved \_\_\_\_\_ Denied \_\_\_\_\_

Date of Issuance \_\_\_\_\_

Date of Expiration \_\_\_\_\_

Pursuant to RCW 90.58, a permit is hereby granted/denied to  
Warren and Dorcas Logan

(name of applicant)

7007 Craig Lane, Gig Harbor, WA 98335

(address)

to undertake the following development remodel existing  
single family dwelling, which is located waterward of ordinary  
high water per attached plans.

upon the following property SE 1/4 of Section 8, Township 21 North,  
(Section, Township, Range)

Range 2E

Within Puget Sound (Narrows) and/or its associated  
wetlands. The project will not be within shorelines  
(be/not be)

of statewide significance (RCW 90.58.030). The project will  
be located within an Urban designation.  
(environment)

Development pursuant to this permit shall be undertaken pursuant to the following terms and conditions \_\_\_\_\_

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.68.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

CONSTRUCTION PURSUANT TO THIS PERMIT WILL NOT BEGIN OR OS NOT AUTHORIZED UNTIL THIRTY DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN THIRTY DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCS 90.58.140(5)(a)(b)(c).

Feb/20/1992 (Date) *Aritchen Schubert* Mayor, City of Gig Harbor

THIS SECTION FOR DEPARTMENT USE ONLY IN REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.

Date received by the department \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

This conditional use/variance permit is approved/denied by the department pursuant to chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Date) (Signature of Authorized Department Official)

CITY OF GIG HARBOR  
RESOLUTION No. 346

WHEREAS, Gordon Rush (Rush Construction) has requested preliminary approval of a forty-three (43) lot single family residential subdivison as a planned unit development consisting of twenty-one (21), zero lot-line detached dwellings and twenty-two (22), attached townhouse-style single family dwellings on 5.39 acres situated south of Hunt Street and West of SR-16; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of planned unit development subdivisions; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated November 13, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) conducted a public hearing on the application on November 20, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) has made specific findings and conclusions and has recommended denial of the application in his report dated December 9, 1991; and,

WHEREAS, the applicant, through his agent Geoff Moore of PAC-Tech Engineering and Development Services, filed a timely request for reconsideration of the Examiner's decision in a request dated December 19, 1991; and,

WHEREAS, the Hearing Examiner (Pro-tem), in consideration of the request filed by Mr. Moore, including exhibits, has made specific findings and conclusions in his report dated January 6, 1992, and which affirms the Examiner's original decision of denial of the application; and,

WHEREAS, the Gig Harbor City Council has reviewed the record of the Hearing Examiner (Pro-tem) and has concluded that the analysis and recommendation of the Planning Department is valid and appropriate for this specific application.

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 reports dated December 9, 1991 and January 6, 1992 are hereby REVERSED and the findings, conclusions and recommendations of the planning staff report of November 13, 1991, is adopted and the application for a Planned Unit Development Subdivision and preliminary plat is granted, subject to the following conditions:

1. The requirements of the Gig Harbor Fire Code must be provided as follows:
  - A. Fire equipment access must be provided by a twenty eight foot wide paved road. Parking shall not be permitted on one side of the street and this area shall be clearly delineated as "No Parking, Fire Lane" in accordance with the standards established by the Fire District.
  - B. Fire hydrants and eight-inch water mains shall be provided within 150 feet of all portions of each building.
  - C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must conform to 1974 ISO Guide.
  - D. The private road designation must have a "Lane" designation as opposed to "Circle".

2. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to final plat approval.
3. Water and sewer lines must be separated by ten (10) feet of horizontal separation. Final detailed plans for stormwater retention, sewer and water, as prepared by a licensed engineer (Washington State) shall be required for review and approval prior to final plat approval. All required improvements shall be installed in accordance with the approved plans.
4. A clearing and grading plan shall be submitted to the city prior to any site clearing or construction. The plan shall include provisions for temporary erosion control and dust abatement. Trees which are to be retained as vegetative buffers shall be identified on the plan and clearly marked on the site. No grading shall be allowed within ten feet of the designated buffer areas.
5. Maintenance of all privately owned common facilities within the subdivision shall be the responsibility of the developer of the subdivision or a home owners association. If common facilities are to be maintained by a home owners association, the association shall be established and incorporated prior to final plat approval. A copy of the association's bylaws shall be submitted with the final plat and shall include, at a minimum, the following authorities and responsibilities:
  - A. The enforcement of covenants imposed by the landowner or developer.
  - B. The levying and collection of assessments against all lots to accomplish the

- association's responsibilities.
- C. The collection of delinquent assessments through the courts.
  - D. The letting of contracts to build, maintain and manage common facilities.
6. Based upon the traffic study prepared by Christopher Brown and Associates (October 18, 1991) for this project, the project proponent shall coordinate with the Washington Department of Transportation in participating on a fair share basis for necessary improvements to enhance the "F" level of service condition on the SR-16 eastbound/Pioneer Way intersection. Prior to final plat approval, the applicant shall provide written verification from the Department of Transportation that this condition has been satisfied.
  7. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
  8. All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.
  9. A final landscaping plan for the common areas within the plat shall be submitted to the Planning Department prior to finalization of the plat. The plan shall include provisions for a mechanical irrigation system. Landscaping shall be installed within one year of final plat approval.
  10. In lieu of construction of required improvements prior to final plat approval, a bond equal to an amount of 120% of a contractors bid for all improvements required under the preliminary plat approval shall be posted with the city. If accepted by the City, the bond shall have a term not to exceed eighteen (18) months from the filing

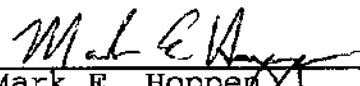


of the plat with the Pierce County auditor. Required improvements shall be installed within twelve months of the date of the filing of the plat. Failure to construct or install the required improvements within the time specified to City standards shall result in the city's foreclosure of the bond. Upon foreclosure, the City shall construct, or may contract to construct and complete, the installation of the required improvements.

PASSED this 10th day of February, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Mark E. Hoppen  
City Administrator/Clerk

Filed with City Clerk: 1/23/92  
Passed by City Council: 2/10/92

CITY OF GIG HARBOR  
RESOLUTION No. 345

WHEREAS, Nick and Nancy Jerkovich have requested a variance (VAR 91-24) from the height standards and rear yard requirements of the zoning code to construct an addition onto a single family dwelling which would be twenty-two (22) feet in height at it's highest point, where the zoning code limits height to sixteen (feet) and, to place a storage shed/shop within twenty feet of the rear property line where the zoning code limits the rear yard to thirty feet; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of appeals of decisions of the Hearing Examiner; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated November 13, 1991 which limits the maximum height to seventeen feet, six inches (17' 6") and the total impervious coverage to forty-three (43) percent; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) conducted a public hearing on the application on November 20, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner (Pro-tem) has made specific findings and conclusions and denied the application in his report dated December 7, 1991; and,

WHEREAS, the applicants have filed a timely appeal in a letter to the City Council dated December 19, 1991; and,

WHEREAS, the Gig Harbor City Council has reviewed the record of the Hearing Examiner (Pro-tem), the appeal filed by the

applicants and the applicants' presentation before the City Council at its regular session of January 27, 1992.

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 reports dated December 7, 1991 are hereby REVERSED and the application for variance of the height limit and rear-yard is approved, subject to the following conditions:

1. The maximum height of the addition to the single family dwelling addition shall not exceed twenty-two (22) feet, as depicted on the architectural elevations submitted by the applicant.
2. The maximum impervious coverage of the parcel shall not exceed forty-three (43) percent.

Findings for approval of the variance are as follows:

1. The existing house is twenty-seven feet in height and the highest point of the addition adjoins the house below the highest point of the existing roof.
2. The proposed addition will not be visible from Harborview Drive.
3. The existing residence to the south of the property and most of the houses along Harborview Drive exceed the current height allowance of the zoning code.
4. The proposal preserves, in a reasonable manner, the design heritage of the neighborhood.
5. Location of the shop within twenty feet of

the rear yard and the shed's parallel alignment with the long, narrow lot is necessary to permit the storage and maintenance of the owners fishing nets.

6. Granting of the variance for height and setback does not impose hardships on surrounding uses.

PASSED this 10th day of February, 1992.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Mark E. Hopper  
City Administrator/Clerk

Filed with City Clerk: 1/23/92  
Passed by City Council: 2/10/92

CITY OF GIG HARBOR  
RESOLUTION No. 344

WHEREAS, Angela Puzon has requested site plan approval for the construction and operation of a 3,600 square foot bakery and delicatessen on North Harborview Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated December 11, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on December 18, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his reports dated January 6, 1992; and,

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 reports dated January 6, 1992 are hereby adopted and the site plan is approved subject to the following conditions:

1. In accordance with the requirements of the City of Gig Harbor fire codes, the following must be provided:

- A. A fire hydrant shall be provided within 150 feet of all portions of the building.
  - B. A minimum 24 feet of internal road width clearance is required between parking stall ends for emergency equipment access.
2. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to occupancy of the building.
3. A final landscape plan shall be submitted to the Planning Department for review and approval. The landscape plan shall incorporate provisions for a mechanical irrigation system. Landscaping shall be installed prior to issuance of an occupancy permit for the structure.
4. A clearing and grading plan shall be submitted to the city prior to any site clearing or construction. The plan shall include provisions for temporary erosion control and dust abatement. Trees which are to be retained as vegetative buffers shall be identified on the plan and clearly marked on the site. No grading shall be allowed within ten feet of the designated buffer areas.
5. The performance standards established per Section 17.36.120 for exterior mechanical devices, outdoor storage of materials and trash receptacles shall be adhered to.
6. In lieu of improvements required by the zoning code, a cash assignment or a bond in the amount of 110% of a contractor's bid for the improvements

shall be posted with the City prior to occupancy. Upon satisfactory completion of the improvements, the cash assignment or bond will be released by the City. Failure to complete the required improvements within one-year of occupancy will serve as sufficient cause for the city to foreclose on the bond or cash assignment and complete the required improvements.

7. The architectural rendition as depicted on the site plan as submitted is accepted as the approved design. Any substantial alteration to this design shall warrant review and approval by the City Council.
8. Although the stream bordering the property is within Pierce County, the applicant shall coordinate with the Department of Fisheries in meeting any requirements of H.P.A. approval and for the maintenance of water quality.

PASSED this 27th day of January, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis R. Richards  
Acting City Clerk

Filed with City Clerk: 1/23/92  
Passed by City Council: 1/27/92

CITY OF GIG HARBOR

RESOLUTION NO. 343

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, TO INITIATE THE PROCEDURE FOR THE VACATION OF A PUBLIC ALLEY LYING SOUTH OF HARBORVIEW DRIVE AND EAST STINSON AVENUE.

WHEREAS, the City Council desires to initiate the procedure for the vacation of the portion of the public alley, which lies south of Harborview Drive and east of Stinson Avenue and described in Exhibit 'A' attached here and incorporated in full by this reference.

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

Section 1. A public hearing upon such public alley vacation shall be held in the council chambers of Gig Harbor City Hall on Monday, February 24, 1992, at 7:00 p.m., at which hearing all persons interested in said street vacation are invited to appear.

Section 2. The City Clerk is directed to post notices of the hearing in three public places and on the public alley to be vacated and mail notices to all owners of any property abutting the portion of street to be vacated, pursuant to RCW 35.79.020.

PASSED this 27th day of January, 1992.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Dennis R. Richards  
Acting City Clerk

Filed with city clerk: 1/24/92  
Passed by city council: 1/27/92



CITY OF GIG HARBOR

RESOLUTION NO. 342

WHEREAS, the owners of real property within the City of Gig Harbor, which real property is commonly referred to as the Regatta Subdivision, received preliminary plat approval on March 26, 1990, under Council Resolution 277; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of subdivisions; and,

WHEREAS, the final plat conforms to the City Comprehensive Plan respective to use and maximum allowable density; and,

WHEREAS, the final plat is consistent with the zoning code in effect at the time preliminary plat approval was granted by the City Council; and,

WHEREAS, the City Departments of Public Works and Finance have reviewed the final plat and find it consistent with applicable City policies and regulations; and,

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

That the final plat of the Regatta Subdivision is accepted and approved.

PASSED this 27th day of January, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis Richards  
Acting City Clerk

Filed with City Clerk: 1/23/92  
Passed by City Council: 1/27/92

RESOLUTION NO. 341

WHEREAS, the Gig Harbor City Council on December 7, 1987 adopted Ordinance #526 which established the Building Code Advisory Board; and

WHEREAS, the Gig Harbor City Council has adopted in Ordinance #526 guidelines for the appointment of Building Code Advisory Board members; and,

WHEREAS, the Gig Harbor City Council has found that alternate members shall be designated to act on the Building Code Advisory Board for when the principal members cannot serve due to illness or conflict of interest;

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

The following persons shall serve as principal members of the Building Code Advisory Board for the designated term beginning on January 14, 1992:

Mr. Charles Hunter, (Contractor) . . . . . four year term

BE IT FURTHER RESOLVED:

The following persons shall serve as alternate members of the Building Code Advisory Board for the designated term beginning on January 14, 1992:

Mr. Al Mitchell, P.E.(Engineer) . . . . . four year term

PASSED this 13th day of January, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis R. Richards  
Acting City Clerk

Filed with city clerk: 1/10/92  
Passed by city council: 1/13/92

CITY OF GIG HARBOR

RESOLUTION NO. 340


A RESOLUTION RELATING TO THE CITY'S PERSONNEL REGULATIONS:  
RECLASSIFYING AN EXISTING JOB POSITION AND ADOPTING A NEW  
JOB DESCRIPTION TO THE CITY'S PERSONNEL POLICIES.

WHEREAS, the Gig Harbor City Council has approved the  
creation of a new position of Assistant Municipal Court  
Clerk in 1992; and,


WHEREAS, the existing personnel policies for the City of Gig  
Harbor do not currently have a job description for the  
"Assistant Municipal Court Clerk" position;

NOW, THEREFORE, the City Council of the City of Gig Harbor,  
Washington, hereby RESOLVES that the attached job  
description of the Assistant Municipal Court Clerk and  
Attachment "A" detailing the salary schedule are hereby  
adopted as city policy for inclusion in the Personnel  
Regulations.

PASSED this 13th day of January, 1992.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis R. Richards  
Acting City Clerk

Filed with city clerk: 1/8/92  
Passed by city council: 1/13/92

## ASSISTANT MUNICIPAL COURT CLERK

### Nature of Work

This is administrative, clerical and accounting work in the Municipal Court.

The person(s) occupying this position is responsible for support of the operation of the Municipal Court. Work may be varied in nature, but it follows prescribed procedures, and assignments are often repetitive. Work is advanced and specialized in Municipal Court operations requiring the exercise of independent judgement and action.

### Controls Over the Work

#### Court:

Under the supervision of the Municipal Court Clerk, and within the governing framework of state statutes and local ordinances, the incumbent functions within well established procedures. Performance is reviewed and evaluated periodically for accuracy and accountability by the Municipal Court Clerk.

#### Administration:

Under the administrative direction of the Municipal Court Clerk.

### Representative Examples of Duties and Responsibilities

Processes traffic citations, constructs files, etc.

Receipts and disburses payments, sets up time payment accounts, prepares deposits and maintains accurate accounting for all funds collected, processed and disbursed.

Assists the public by checking records and files for requested information.

May reconcile monthly bank statement, transaction journal and trust account preparation and submittal of monthly caseload statistical report.

Develops court dockets.

Maintains court records.

May assist Municipal Court judge during trials; may act as bailiff, jury manager, docketing all procedures, preparing notices of case settings; setting trials, notifying officers, subpoenas witnesses, prepares agency referrals, sets follow-up hearings and notifies appropriate agencies.

#### Knowledge, Abilities and Skills

Knowledge of business english, spelling and arithmetic.

Knowledge of office practices, procedures and use of standard office machines.

Ability to type at a rate of 40 words per minute.

Ability to make routine mathematical computations and tabulations accurately and with reasonable speed.

Ability to learn assigned tasks readily within a reasonable training period, and to adhere to prescribed routines.

Ability to establish and maintain effective working relationships with other employees and the public.

Ability to understand and carry out oral and written instructions.

Ability to operate a ten key calculator.

Ability and knowledge of computer operating systems with experience in operating personal computers.

Will be expected to be able to fill in for the Municipal Court Clerk as necessary.

#### Qualifications Required

Minimum: two years court administration or related experience and a high school GED equivalent and two years of study at a college or university.

OR

One year of related office experience and satisfactory completion of a business or related training curriculum.

## ATTACHMENT "A"

1992 SALARY SCHEDULE

<u>POSITION</u>	<u>RANGE</u>	
	<u>Minimum</u>	<u>Maximum</u>
City Administrator	\$ 3,860	\$ 4,825
Public Works Director	3,505	4,380
Chief of Police	3,275	4,090
Planning Director	3,025	3,780
Finance Officer	2,840	3,550
Police Sergeant	2,735	3,415
Public Works Supervisor	2,680	3,350
Sewer Plant Supervisor	2,495	3,113
Fire Marshal/Building Official	2,450	3,060
Police Officer	2,375	2,965
Public Works Foreman	2,335	2,915
Associate Planner	2,271	2,835
Sewer Plant Operator	2,270	2,835
Equipment Operator	2,215	2,770
Maintenance Worker	2,115	2,640
Engineering Technician	2,060	2,575
Administrative Assistant	1,975	2,465
Planning/Building Technician	1,975	2,465
Laborer	1,755	2,195
Court Clerk	1,710	2,135
Police Clerk	1,620	2,025
Accounting Clerk	1,620	2,025
Utility Clerk	1,620	2,025
Office Clerk	1,480	1,850
Administrative Receptionist	1,480	1,850
Assistant Municipal Court Clerk	1,480	1,850

CITY OF GIG HARBOR

RESOLUTION NO. 339

A RESOLUTION AUTHORIZING INCLUSION OF TEMPORARY AND PART-TIME EMPLOYEES AND MEMBERS OF THE CITY COUNCIL IN THE SOCIAL SECURITY SYSTEM OF THE CITY OF GIG HARBOR.

WHEREAS, pursuant to Resolution Numbers 150, 167, and 237, the City of Gig Harbor has withdrawn from the Social Security System of the United States and established its own pension plan for its employees; and

WHEREAS, recent changes in federal law require the city to either include certain temporary and part-time employees in the city's alternative money purchase retirement plan or under Social Security; and

WHEREAS, after investigating the relevant costs and benefits the City Council hereby determines it to be in the public interest to extend coverage in the Social Security System to its qualifying temporary and part-time employees and elected public officials;

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Gig Harbor does hereby amend the provisions of Resolution Numbers 150, 167, to the extent it has not been repealed, and 237, in, and only in, the following respect: Temporary and part-time employees and elected officials of the City of Gig Harbor who are not eligible for inclusion in the City's money purchase retirement plan and who are required to be covered by the federal Social Security System pursuant to federal law, are hereby declared eligible for the federal Social Security System. The city, therefore, resolves and agrees to participate in the Social Security System from which the city withdrew on December 31, 1982, to, but only to, the extent necessary to provide coverage for said individuals.

PASSED this 9th day of December, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis R. Richards  
Acting City Clerk

Filed with city clerk: 12/6/91  
Passed by city council: 12/9/91

CITY OF GIG HARBOR

RESOLUTION NO. 338

A RESOLUTION RELATING TO THE CITY'S PERSONNEL REGULATIONS:  
RECLASSIFYING AN EXISTING JOB POSITION AND ADOPTING A NEW  
JOB DESCRIPTION TO THE CITY'S PERSONNEL POLICIES.

WHEREAS, the Gig Harbor City Council has approved the  
creation of a new position of Associate Planner in 1992;  
and,

WHEREAS, the existing personnel policies for the City of Gig  
Harbor do not currently have a job description for the  
"Associate Planner" position; and,

NOW, THEREFORE, the City Council of the City of Gig Harbor,  
Washington, hereby RESOLVES that the attached job  
description of the Associate Planner and Attachment "A"  
detailing the salary schedule are hereby adopted as city  
policy for inclusion in the Personnel Regulations.

PASSED this 9th day of December, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis R. Richards  
Acting City Clerk

Filed with city clerk: 12/5/91  
Passed by city council: 12/9/91



## ASSOCIATE PLANNER

### Nature of Work

Performs professional work in the fields of current planning, long-range planning and/or environmental analysis. Assists and may be responsible for the development and implementation of policies, procedures and practices to accomplish planning objectives; reviews zoning regulations, land use, environmental and natural resources, transportation and public facility elements. Position may be assigned to one or more fields, as determined by the Planning Director. Position is responsible for accomplishment of tasks as assigned, strong communication skills with the public and employees and sound organizational practices to assure optimum services to the community.

Position is responsible to provide accurate information to the public, employees of the City and elected officials on many state and local code provisions, official land use maps and other pertinent information. Position, as assigned by the Planning Director may have final authority on certain land use decisions, including short subdivisions, shoreline permits or exemptions, and SEPA. Responsible for applying thorough and full-scope knowledge of modern techniques and concepts of planning, requiring considerable initiative, creativity, analysis and interpretation to create a motivating atmosphere. Supervision and guidance are provided by the Planning Director.

### Controls Over Work

Under the supervisory control of the Director of Planning and within the framework of governing Federal, State, and local laws and policies established by the City Council, the incumbent will accomplish tasks related to an established planning program within the city as well as the tasks associated with the land use, building and environmental codes of the city. Supervision will be exercised by the Director of Planning on an as need basis for compliance with internal policies and procedures, quality of work, compatibility with city programs and policies, and manner and effectiveness in which the incumbent deals with subordinates, city officials, and the general public.

Ability to gain and retain effective working relationships with employees, city officials, other municipal agency officials and the general public is essential.

## Representative Examples of Duties and Responsibilities

Provide basic and comprehensive information and interpretation of applicable city land use and development codes to the general public and the development community.

Under direction, conducts special land use, land economics, demographic, social, and economic studies and reviews other relevant factors relating to comprehensive planning issues.

Reviews and recommends changes to the city comprehensive plan and land use codes, provides professional policy guidance to the Planning Commission in writing, revising, and updating the comprehensive plan, organizes planning commission agendas and schedules, and participates in planning commission hearings.

Implements effective and trackable procedure for reviewing the processing of approved development plans, construction plans, and construction performance to assure compliance with city codes.

Provides assistance to the building official, as directed, by performing limited building permit review and inspection services.

Prepare or review environmental impact statements. Provide technical assistance in the analysis, coordination and implementation of environmental requirements and regulations under the City Environmental Policy Ordinance.

Review parcel and subdivision maps and building plans for compliance with appropriate regulations; work with property owners and the development community on acceptable property development and land use.

Process land use permits such as shoreline, zoning conditional use, variances, rezones and comprehensive plan amendments, site plans, subdivisions and short plats; prepare reports and recommendations; conduct public hearings before the City Planning Commission and City Hearing Examiner.

Investigate potential violations of city land use regulations. Prepare documentation reports and issue notices of violation and assessment of city penalties.

Coordinate project activities with other staff, city departments, county and state agencies and the City Planning Commission. Compile information and make recommendations on special studies. Prepare complex planning reports.

## Knowledge, Abilities and Skills

Good knowledge of the principles and practices of public planning and the socio-economic and environmental aspects involved.

Good knowledge of the modern trends in literature in the field of planning.

Knowledge of the Shoreline Management Act, State Environmental Policy Act, Growth Management Act and municipal land use, zoning, annexation and subdivision statutes.

Knowledge of PC computers and word processing/database software.

Knowledge of applicable Federal, State, and local laws, codes and ordinances and standards pertinent to municipal planning, development and environmental quality.

Ability to think conceptually, observe and evaluate trends, analyze data and draw conclusions.

Ability to communicate effectively, both orally and in writing.

Ability to work comfortably with citizen advisory commissions, elected officials and ad-hoc citizen groups in a conference environment as well as in public assemblies and meetings.

## Physical Demands and Work Environment

This work is performed in an office environment. A very slight amount of local travel is involved in land use surveys and site visits. Consequently, the incumbent could be exposed to occasional inclement weather and the normal transportation activity. Work requires average physical agility and dexterity. Attendance at night meetings is expected and required.

## Qualifications Required

### Minimum:

Graduation from a four-year college or university with major course work in urban or regional planning, environmental studies, public administration or a closely related field and two years of professional planning experience.

## ATTACHMENT "A"

1992 SALARY SCHEDULE

<u>POSITION</u>	<u>RANGE</u>	
	<u>Minimum</u>	<u>Maximum</u>
City Administrator	\$ 3,860	\$ 4,825
Public Works Director	3,505	4,380
Chief of Police	3,275	4,090
Planning Director	3,025	3,780
Finance Officer	2,840	3,550
Police Sergeant	2,735	3,415
Public Works Supervisor	2,680	3,350
Sewer Plant Supervisor	2,495	3,113
Fire Marshal/Building Official	2,450	3,060
Police Officer	2,375	2,965
Public Works Foreman	2,335	2,915
<u>Associate Planner</u>	2,271	2,835
Sewer Plant Operator	2,270	2,835
Equipment Operator	2,215	2,770
Maintenance Worker	2,115	2,640
Engineering Technician	2,060	2,575
Administrative Assistant	1,975	2,465
Planning/Building Technician	1,975	2,465
Laborer	1,755	2,195
Court Clerk	1,710	2,135
Police Clerk	1,620	2,025
Accounting Clerk	1,620	2,025
Utility Clerk	1,620	2,025
Office Clerk	1,480	1,850
Administrative Receptionist	1,480	1,850
Police/Court Assistant Clerk	1,480	1,850
Assistant Court Clerk	1,480	1,850

CITY OF GIG HARBOR  
RESOLUTION No. 337

WHEREAS, Gerald Smith and Ronald Ray have requested a Shoreline Management Substantial Development permit and Site Plan approval to allow the construction of eight (8) additional moorage slips to the Millville Marina located at 3519 Harborview Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management Substantial Development permits and Site Plan applications and other use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated September 18, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on October 16, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his reports dated October 30, 1991; and,

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 reports dated October 30, 1991 are hereby adopted and the application for Shoreline Management Substantial Development permit and Site Plan approval is granted subject to the following findings and conclusions:

Resolution No.


Page 2

- 1) The proposal shall conform to the Gig Harbor Fire Code, as outlined by the City Fire Marshal's recommendations in Exhibit A.
- 2) In accordance with Section 17.96.050 (G), a circulation plan shall be submitted with a revised site plan in order to designate the off-street parking spaces that are provided for the marina. The revised site plan shall be submitted to the City prior to the issuance of any building permits for the proposal.
- 3) The sixteen off-street parking spaces shall be striped and clearly visible.
- 4) In accordance with Section 17.96.070, construction on the project shall commence within twenty-four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.

PASSED this 9th day of December, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis Richards  
Acting City Clerk

Filed with City Clerk: 12/5/91  
Passed by City Council: 12/9/91

CITY OF GIG HARBOR

RESOLUTION NO. 336

A RESOLUTION OF THE CITY COUNCIL OF GIG HARBOR, WASHINGTON, DECLARING THE INTENTION OF THE COUNCIL TO ORDER THE FORMATION OF A UTILITY LOCAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND INSTALLATION OF SEWER IMPROVEMENTS WITHIN THE BOUNDARIES OF SAID PROPOSED DISTRICT; SETTING FORTH THE NATURE AND TERRITORIAL EXTENT OF SUCH PROPOSED IMPROVEMENTS; DESIGNATING THE NUMBER OF THE UTILITY LOCAL IMPROVEMENT DISTRICT; DESCRIBING THE BOUNDARIES THEREOF; STATING THE ESTIMATED COST AND EXPENSE OF THE IMPROVEMENTS AND THE AMOUNT THEREOF PROPOSED TO BE BORNE BY THE PROPERTY WITHIN THE PROPOSED UTILITY LOCAL IMPROVEMENT DISTRICT; AND FIXING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE FORMATION OF THE PROPOSED DISTRICT.

WHEREAS, a petition (the "Petition") has been filed with the City Council (the "Council") of the City of Gig Harbor, Washington (the "City"), requesting the formation of a local improvement district for the purpose of making sewer improvements; and

WHEREAS, RCW 35.43.120 provides for the initiation of an improvement district by the petition method; and

WHEREAS, the Council finds that the sewer improvements will be of special benefit to the properties hereinafter described; and

WHEREAS, the City Engineer determined that the Petition has been signed by the owners, according to the records of the County Auditor, of 93.7% of the area within the limits of the district to be created therefor and that the improvements appear to be feasible;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, as follows:

Section 1. It is the intention of the Council to order improvements which benefit the area outside the City limits north of the City. The boundaries of the proposed district and extent of the proposed improvements are shown on Exhibit A attached hereto and incorporated herein by this reference.

Section 2. The nature and territorial extent of the proposed improvements for said area shall be as follows: acquire, construct, and install sewer utility collection system extending from and including the Wood Hill pump station to the City's sewer treatment plant including the construction of force mains and sewer gravity lines and the upgrading of existing sewer lines on Burnham Drive.

Such improvements shall be installed complete with all auxiliary valves, fittings, equipment, and appurtenances necessary to the proper operation of the sewer system of the City.

Section 3. The City shall acquire by gift, purchase, franchise, lease, or condemnation all property, both real and personal, or any interest therein and all rights-of-way, franchises, permits, and easements which may be found necessary to acquire, construct, and install the above-described improvements.

Section 4. It is hereby further provided that the hereinbefore authorized plan of improvements shall be subject to such changes as to details of said plan, not affecting the service to be provided, as shall be authorized by the Council either prior to or during the actual course of construction.

Section 5. Said proposed local improvement district shall be designated "Utility Local Improvement District No. 3." The cost of the improvements described in Section 2 shall be assessed against the property specially benefitted by such improvements, on the basis of the amount of the special benefits to such property. The assessments shall be for the sole purpose of payment into such revenue bond fund as may be specified by the City Council for the payment of revenue bonds to be issued in part to defray the costs of such improvements.

Section 6. All persons who may desire to object to such improvements and the formation of a utility local improvement district are hereby notified to appear and present such objections at the meeting of the City Council to be held in the Council Chambers of the City Hall at 3105 Judson Street, Gig Harbor, Washington, at 7:00 p.m. on January 13, 1992, which time and place are hereby fixed for hearing all matters relating to said proposed improvements and all objections thereto and for determining the method of payment of said improvements. The City Clerk is hereby



Resolution #336

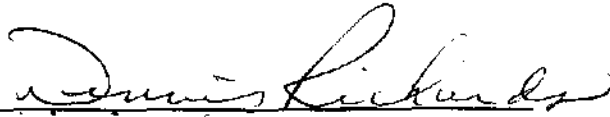
Page 3

directed to give notice of said hearing in the manner required by law, with the date of the first publication to be at least fifteen days prior to the date of said hearing, and to mail a notice of such hearing setting forth the nature of the proposed improvements, the total estimated cost, the estimated benefits of the improvements to the particular lot, tract or parcel of land, and the time and date of said hearing, at least fifteen days before the date thereof, to each owner or reputed owner of any lot, tract, parcel of land, or other property specially benefitted by said improvements, at the address shown on the tax rolls of the County Assessor.

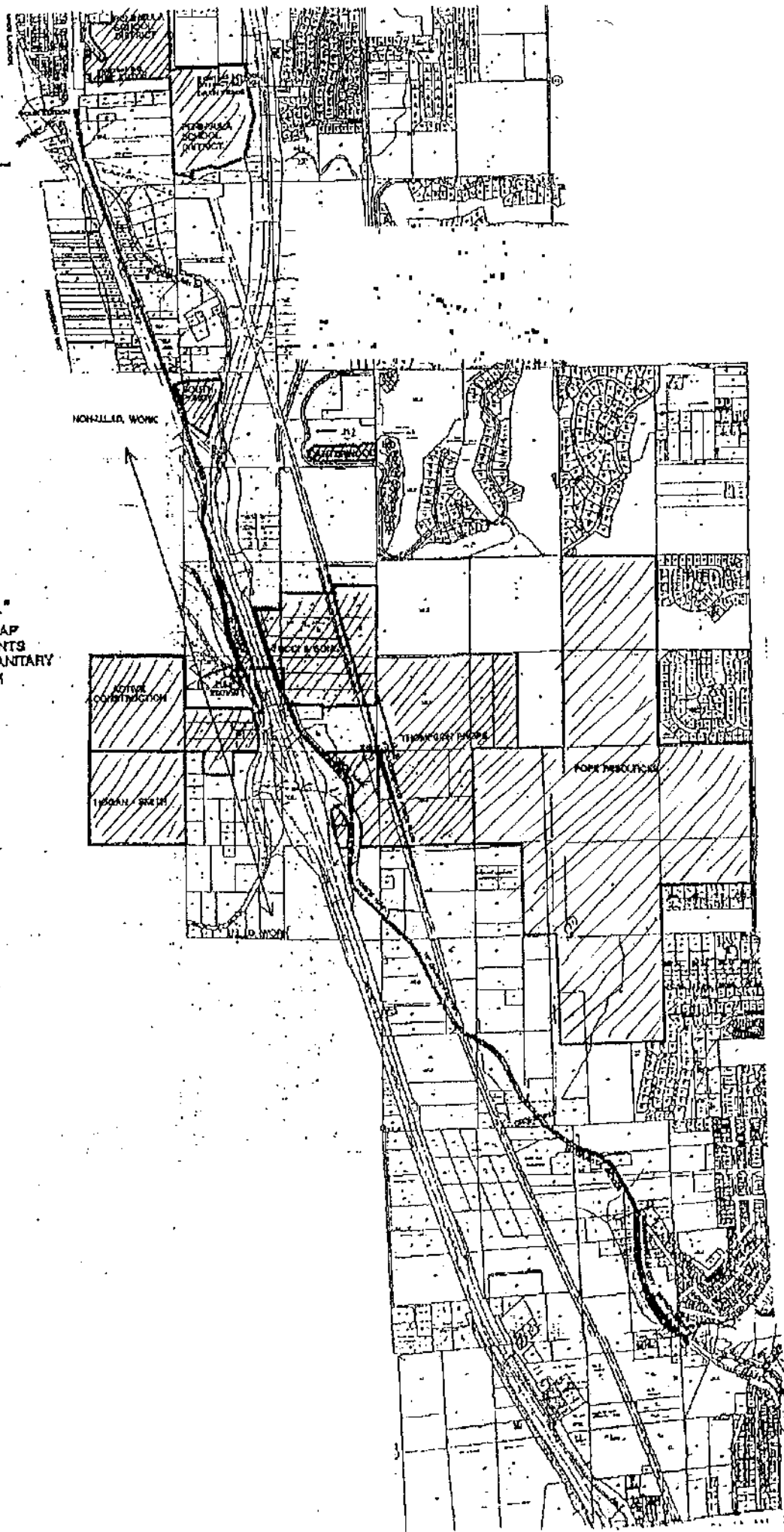
ADOPTED at a regular meeting of the City Council of the City of Gig Harbor, Washington, and approved by its mayor on this 25th day of November, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis Richards  
Acting City Clerk/Treasurer

Filed with city clerk: 11/21/91  
Passed by city council: 11/25/91



**EXHIBIT "A"**  
**ASSESSMENT MAP**  
**U.L.I.D. PARTICIPANTS**  
**PROPOSED PURDY SANITARY**  
**SEWER SYSTEM**  
**NOV. 21, 1981**

- GRAVITY SEWER  
 FORCE MAIN  
 CULVERT/BOX

EXHIBIT B

NOTICE OF RECEIPT OF PETITION AND ADOPTION OF RESOLUTION OF  
INTENTION TO CREATE AND NOTICE OF HEARING ON CREATION OF  
UTILITY LOCAL IMPROVEMENT DISTRICT NO. 3

YOU ARE NOTIFIED that the City of Gig Harbor, Washington, received a petition from a majority of property owners requesting the City to create a local improvement district for the construction of sewer improvements. On November 25, 1991, the City Council of the City of Gig Harbor adopted Resolution #336 declaring its intention to create Utility Local Improvement District ("ULID") No. 3 and to order the construction of certain improvements to the sewer system of the City within said ULID No. 3. The boundaries of the proposed ULID are as set forth in that resolution.

The proposed improvements consist of a sewer collection system extending from and including the Wood Hill pump station to the City's sewer treatment plant including the construction of force mains and sewer gravity lines and upgrade of existing sewer lines on Burnham Drive.

The estimated cost of these improvements, and other expenses in connection with the improvements, is \$ \_\_\_\_\_, of which 100% of such costs shall be paid by special assessments levied against the property within the proposed ULID specially benefitted by the proposed improvements. Actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property. The assessments levied in ULID #3 shall be for the sole purpose of payment into such revenue bond fund as may be specified by the City Council for the payment of revenue bonds to be issued to defray the costs of the above improvements.

You are notified that a meeting of the City Council will be held at City Hall, City Council Chambers, 3105 Judson Street, Gig Harbor, at 7:00 p.m., on January 13, 1992, which time and place are fixed for hearing of matters relating to such formation and improvements and for determining the method of payment thereof. Persons desiring to object to the improvements and the formation of the proposed ULID may appear at the hearing to state their views.

The estimated amount of the cost and expense of such improvements to be borne by and assessed against the

The estimated amount of the cost and expense of such improvements to be borne by and assessed against the described lot, tract or parcel of land of which you are the owner or reputed owner as shown on the tax rolls of the Pierce County Assessor is as stated below.

---

Dennis R. Richards  
Acting City Clerk

Name of Owner:

Estimated Amount of Assessment Against the Foregoing  
Property:

Legal Description of Property:

CLERK'S CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Clerk of Gig Harbor, Washington (the "City"), and keeper of the records of the City Council (herein called the "Council") DO HEREBY CERTIFY:

1. That the attached is a true and correct copy of Resolution No. 336 (herein called the "Resolution") of the Council as finally adopted at a meeting of the Council held on the 25th day of November, 19 91, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of December, 1991.

Walter R. Witz  
City Clerk

[CITY SEAL]



CITY OF GIG HARBOR  
RESOLUTION NO. 335

WHEREAS, the State Statute title 39, "Public Works Contracts and Indebtedness" regulates the public works contracts; and

WHEREAS, the City Council of the City of Gig Harbor awards the contracts to low, qualified bidders; and

WHEREAS, the Public Works Director of the City of Gig Harbor administers contracts to make sure they are constructed according to pertaining state laws, city ordinances, plans and specifications; and

WHEREAS, the State Statute requires that the City Council accept and approve the project upon completion; and

WHEREAS, the City Council may authorize the Public Works Director to accept and approve the projects upon completion;


NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington hereby RESOLVE as follows;

Section 1. The City Council authorizes the Public Works Director to accept and approve the public works projects upon completion and initiate the project closure process thereafter.

PASSED this 25th day of November, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

Attest:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 11/19/91  
Passed by City Council: 11/25/91

CITY OF GIG HARBOR  
RESOLUTION No. 334

WHEREAS, Robert Frisbie and Richard Allan, have requested a Shoreline Management Substantial Development permit and Site Plan approval to allow the construction of five (5) additional moorage slips to the Lucca's Landing Marina located at 3521 Harborview Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management Substantial Development permits and Site Plan applications and other use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated September 18, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on October 16, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his reports dated October 29, 1991; and,

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 reports dated October 29, 1991 are hereby adopted and the application for Shoreline Management Substantial Development permit and Site Plan approval is granted subject to the following findings and conclusions:


Resolution No.  
Page 2

- 1) The proposal shall conform to the Gig Harbor Fire Code, as per the City Fire Marshal's recommendations within this report.
- 2) The designated off-street parking spaces shall be striped and clearly visible.
- 3) In accordance with Section 17.96.070, construction on the project must commence within twenty-four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.

PASSED this 9th day of December, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Dennis Richards  
Acting City Clerk

Filed with City Clerk: 10/10/91  
Passed by City Council: 12/09/91



CITY OF GIG HARBOR

RESOLUTION NO. 333

A RESOLUTION relating to extension of sewer utility services: amending Resolution No. 173 to delete and replace obsolete references therein.

WHEREAS, the Gig Harbor City Council determined that the City may extend sewer utility service to properties where the land use is compatible with the City's comprehensive land use plan, there is a demonstrated need for such utility service, and such utility service extension will benefit the city;

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

Section 1.


Section 1 of Resolution No. 173 is hereby amended to read as follows:

- "C. Extended lines may by-pass intervening properties for the first quarter-of-a-mile outside the city limits to service proposed properties within the defined urban area. Beyond the distance intervening properties must participate in the extension. Intervening properties located within 200 feet of any proposed sewer utility service line extended outside the city limits will only be required to connect to the sewer utility when mandated by state law or because of a failing septic system or other pertinent environmental concerns are determined by the Pierce County Environmental Health Department and City of Gig Harbor Public Works Department."

PASSED this 25th day of November, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 11/4/91  
Passed by city council: 11/25/91

CITY OF GIG HARBOR

RESOLUTION NO. 332

WHEREAS, growth management in the City of Gig Harbor and within its urban area in unincorporated Pierce County requires the concerted and coordinated efforts of all governmental entities; and

WHEREAS, it is in the public's best interest that local governments coordinate their comprehensive planning efforts in a mutually cooperative manner; and

WHEREAS, the provisions of the State of Washington Growth Management Act require all affected jurisdictions to coordinate their planning efforts within their respective counties; and

WHEREAS, funding support for local planning efforts mandated by the Growth Management Act will be provided by the Washington State Department of Community Development (DCD) and the proceeds therefrom will be prorated among the cities and Pierce County based upon equitable need; and

WHEREAS, the representatives of the cities and towns in Pierce County and Pierce County have agreed, in concept, to the provisions in the attached exhibit "A", "Regional Growth Management Strategy";

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

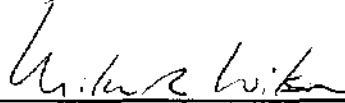
Section 1. The Regional Growth Management Strategy, as set forth in exhibit "A", attached hereto, is incorporated by reference and is accepted by the City of Gig Harbor City Council.

Resolution # -- Growth Management Funding 1992  
PAGE 2

Passed this 14th day of October, 1991.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 10/11/91  
Passed by city council: 10/14/91

EXHIBIT "A"  
TO RESOLUTION NO. 294

REGIONAL (PIERCE COUNTY) GROWTH MANAGEMENT STRATEGY

1. **STRUCTURAL FRAMEWORK.** In order to facilitate and coordinate Growth Management Planning within Pierce County and the participating cities and towns in the County, a nineteen member Regional Growth Management Coordinating Committee will be established. Membership will consist of one representative from each of the eighteen cities and town and one member from Pierce County. The Pierce County member will be from the county Planning and Land Services Department.

The Coordinating Committee will establish their rules of order and select officers from among the membership. They may establish sub-committees to work on specific topics at their option. Alternates may be designated to attend meetings in the absence of the member but decision votes and recommendations must be made by the designated members.

2. **TIME FRAME.** The tentative time frame for accomplishing the tasks enumerated in the revised Growth Management Act are as shown on the time line chart attached. The indicated time lines are subject to revision as tasks are accomplished and/or undertaken. The Growth Management Act prescribes a deadline of July, 1993, for jurisdictions to complete the plan, with an additional year for completing implementing regulations. The Pierce County goal for completion is six months in advance of the State deadline.
3. **REGIONAL APPROACH.** The formation of the Growth Management Coordinating Committee will provide the basic framework for a regional approach to the required planning. In addition, frequent meetings between and among the cities, towns, and Pierce County will insure a true regional approach.

Resolution # -- Growth Management Funding 1992  
PAGE 4

4. FUND DISTRIBUTION. Funds allocated to the region (Pierce County) will be allocated on the same basis as adopted for 1991. This funding allocation is based on a floor amount and/or per capita allocation and funds will be disbursed to participants as received from DCD.

CITY OF GIG HARBOR

RESOLUTION NO. 331

A RESOLUTION OPPOSING INITIATIVE 559 WHICH WOULD PLACE NEW LIMITATIONS ON PROPERTY TAX ASSESSMENTS WITHIN THE STATE OF WASHINGTON

WHEREAS, Initiative 559 on the November ballot will ask voters, "Shall property value for tax purposes be the January 1, 1985 value or subsequent sale price, adjusted for cost of living changes?"; and,

WHEREAS, according to the Washington Research Council, the passage of Initiative 559 would threaten the State of Washington's sound property tax system which ranks high in both tax uniformity and equity; and,

WHEREAS, property taxes in the State of Washington are not out of line with other states in that Washington ranks 28th in state and local property tax burden both as a share of the economy and per person, and the property tax burden has consistently been below the national average over the last decade; and,

WHEREAS, the State of Washington already has other property tax limitations in place; and,

WHEREAS, compliance with the formula created by Initiative 559 would place a heavy burden on County Assessors; and

WHEREAS, the tax burden will be shifted more to moderate and lower valued property since the value of such homes will not change or will only receive a minor adjustment; and

WHEREAS, Initiative 559 would create tax shifting and inequities between long-term home owners and more recent purchasers of property;

NOW, THEREFORE, be it RESOLVED that the City Council of the City of Gig Harbor strongly opposes Initiative 559 and encourages voters to reject Initiative 559 during the general election this fall.

Adopted by the City Council of the City of Gig Harbor at a regular meeting held on the 14th day of October, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 10/10  
Passed by city council: 10/14/91

CITY OF GIG HARBOR

RESOLUTION NO. 330

A RESOLUTION OF THE GIG HARBOR CITY COUNCIL, ADOPTING THE INTERLOCAL AGREEMENT ESTABLISHING THE PROCESS FOR THE DEVELOPMENT OF COUNTY-WIDE PLANNING POLICY TO COMPLY WITH REENGROSSED SUBSTITUTE HOUSE BILL 1025.

WHEREAS, growth management in Pierce County requires the concerted and coordinated efforts of all government entities; and

WHEREAS, Reengrossed Substitute House Bill 1025 requires Pierce County to adopt a County-wide Planning Policy in cooperation with the cities and towns located in whole or in part within the county; and

WHEREAS, the county convened a meeting of representatives from all the jurisdictions within Pierce County for the purpose of establishing a collaborative process that will provide the framework for the adoption of a County-wide Planning Policy; and

WHEREAS, additional policies may be necessary in the development of this County-wide Planning Policy, and it is beneficial and necessary that this jurisdiction join the County-wide Steering Committee to develop and recommend the County-wide Planning Policy and comprehensive plans;

NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of Gig Harbor:

Section 1. The collaborative process that provides a framework for the adoption of a County-wide Planning Policy, as set forth in that INTERLOCAL AGREEMENT - FRAMEWORK AGREEMENT FOR THE ADOPTION OF THE COUNTY-WIDE PLANNING POLICY and by this reference incorporated herein, is approved.

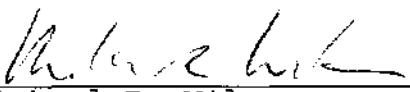
Section 2. The proper officers of the City of Gig Harbor are hereby authorized and directed to execute that Interlocal Agreement - Framework Agreement for the Adoption of the County-wide Planning Policy.



PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 1991.

  
Gretchen Wilbert, Mayor

Attest:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 9/18/91  
Passed by city council: 9/23/91

## INTERLOCAL AGREEMENT

### FRAMEWORK AGREEMENT FOR THE ADOPTION OF THE COUNTY-SIDE PLANNING POLICY

This agreement is entered into by and among the cities and towns of Pierce County and Pierce County. This agreement is made pursuant to provision of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW and has been authorized by the legislative body of each jurisdiction pursuant to formal action as evidence by execution of the signature page of this agreement.

1. **PURPOSE:** The development of a County-wide Planning Policy is required by Reengrossed Substitute House Bill 1025. Pierce County and the cities and towns within Pierce County believe the coordinated development of a County-wide Planning Policy and comprehensive plan is necessary for consistency among the plans and regulations and is in the best interest of the citizens in our communities. Therefore, this agreement is entered into by the Pierce County Steering Committee (Steering Committee) to develop and recommend said policy to the cities, towns, and county.

2. **CREATION OF A STEERING COMMITTEE:** A Steering Committee, consisting of one elected official from Pierce County and one elected official from every city and town within Pierce County is hereby created. The Steering Committee is to direct and review the drafting of the County-wide Planning Policy and make recommendations to the jurisdiction within Pierce County and to Pierce County on what the policies should be. The elected officials will be chosen by the jurisdictions they are representing. Such jurisdictions may also designate alternates who are also elected officials. The Steering Committee shall establish rules and procedures for the conduct of its business. The Steering Committee may invite other agencies and Indian tribes to participate in and cooperate in the county-wide planning process.

3. **DURATION:** This agreement shall become effective upon execution by 60% of all the units of government in Pierce County, representing 75% of the total Pierce county population. This agreement shall remain in force and effect until the completion of the designated duties by the Steering Committee or July 1, 1992, whichever occurs first, unless extended by vote of 60% of representative units of representative units of government representing 75% of the Pierce County Population.

4. GROWTH MANAGEMENT COORDINATING COMMITTEE: The parties to this agreement hereby designate the established Growth Management Coordinating Committee (GMCC) as the technical group that will support the efforts of the Steering Committee in completion of its charge. The GMCC will work under the direction of the Steering Committee in completion of its charge. The GMCC will work under the direction of the Steering Committee. The GMCC, at the direction of the Steering Committee, may establish subcommittees to work on specific policies, and may utilize outside groups and sources as it deems necessary and appropriate. In order to facilitate jurisdictions' review of progress, the GMCC may prepare position papers for each policy proposed for inclusion in the County-wide Planning Policy.

5. CONSULTANT(S): The Steering Committee may designate expert consultant(s) as are deemed necessary for its work. Consultant(s) shall be responsible to the Steering Committee and work with the GMCC and the Steering Committee. The Steering Committee shall define responsibilities, approve work programs and select the consultant(s). The services of the consultant(s) may be extended or terminated as determined by the Steering Committee.

6. TIME FRAME: The tentative time frame for development of the County-wide Planning Policy, as required by RESHB 1025, is as shown on the timeline chart, Attachment "1". The indicated time lines are subject to revision as tasks are accomplished and/or undertaken.

7. ELEMENTS OF THE POLICY: The County-wide Planning Policy will include, as a minimum, policies addressing the following:

- A. Policies to implement RCW 36.70A.110 (Urban Growth Areas);
- B. Policies for promotion of contiguous and orderly development and the provision of urban services to such development;
- C. Policies for siting public capital facilities of a county-wide or state-wide nature;
- D. Policies for county-wide transportation facilities and strategies;
- E. Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
- F. Policies for joint county and city/town planning within urban growth areas;
- G. Policies for county-wide economic development and employment;

- H. An analysis of the fiscal impacts;
- I. Policies for the protection of natural resources, open space and environment; and
- J. Other policies as identified by the Steering Committee.

The Steering Committee and the GMCC shall consider those items discussed and noted at the August 19, 1991 meeting of the elected officials of Pierce County as the planning policy is developed. Attachment "2" is a copy of those issues. If additional policies are needed, the Steering Committee is hereby authorized to add those to the list of planning policies.

8. FINANCING: Financing for the activities of the Steering Committee shall be dependent upon financial assistance as provided by the State Department of Community Development and shall be determined as part of the review of the distribution of that assistance. Personnel and travel costs shall be paid by each jurisdiction paying its own representative's salary and travel costs. Financing of costs associated with the public hearings for adoption of the County-wide Planning Policy by the Pierce County Council shall be the responsibility of Pierce County. Pierce County will prepare the agendas notices for the committees' meetings. Documents prepared as part of this agreement will be provided to each jurisdiction by Pierce county and additional copies will be the responsibility of each jurisdiction.

9. RATIFICATION: Ratification of the County-wide Planning Policy will require the affirmative response of 60% of the affected governments in Pierce County (12 of 19) representing a minimum of 75% of the total Pierce County Population as designated by the State of Washington Office of Financial Management on June 28, 1991 (452,850 of 603,800). Demonstration of ratification will be by execution of an interlocal agreement or adoption of amendment to this agreement.

10. AMENDMENTS; DISSOLUTION:

A. Amendments to this agreement may be proposed by any city or town or the County, and shall be adopted by affirmative resolution of 60% of all units of government in Pierce County, including the County, representing at least 75% of the population.

B. Upon termination of this agreement, any money or assets in possession of the Steering Committee after payment of all liabilities validly incurred by this agreement shall be returned to the contributing government(s). Any debt, liabilities, and obligations of the Steering Committee shall

not constitute a debt, liability or obligation of any member government.

11. SEVERABILITY: If any of the provisions of this agreement are held illegal, invalid, or unenforceable, the remaining provisions shall remain in full force and effect.

12. FILING: A copy of this agreement shall be filed with the Secretary of State, County Auditor, and the City/Town Clerk.

IN WITNESS WHEREOF, this agreement has been executed by each member jurisdiction as evidenced by signature pages affixed to this agreement.

INTERLOCAL AGREEMENT

FRAMEWORK AGREEMENT FOR THE ADOPTION OF THE  
COUNTY-WIDE PLANNING POLICY

SIGNATURE PAGE

The legislative body of the undersigned jurisdiction has authorized execution of the interlocal Agreement, Framework Agreement for the Adoption of the County-Wide Planning Policy.

I N W I T N E S S W H E R E O F

By: *Gretchen Wildert*  
Mayor

Date: 9/23/91

Attest:

By: *Karin Ashabauer*  
City Administrator/Clerk

CITY OF GIG HARBOR

RESOLUTION NO. 329

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; and,

WHEREAS, the City Council requested specific information from Mr. Peter Darrah through the Planning Director's letter to Mr. Darrah dated May 29, 1991 so that Mr. Darrah's existing improvements and Mr. Darrah's proposed improvements would be specifically defined,

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

This application is denied because of the following:


1. Mr. Darrah has failed to respond in the form requested by the City Council;

Resolution #329

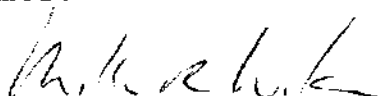
Page 2

2. Information filed by Mr. Darrah to date regarding this application is insufficient because it lacks enough detail for the City Council to determine:
  - a) If the city zoning ordinance is being complied with;
  - b) If the city's shoreline master program is being complied with;
  - c) If Mr. Darrah's project/improvements are in fact on property owned and/or leased by him.

PASSED and APPROVED this 23rd day of September, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 5/23/91  
Passed by City Council: 9/23/91



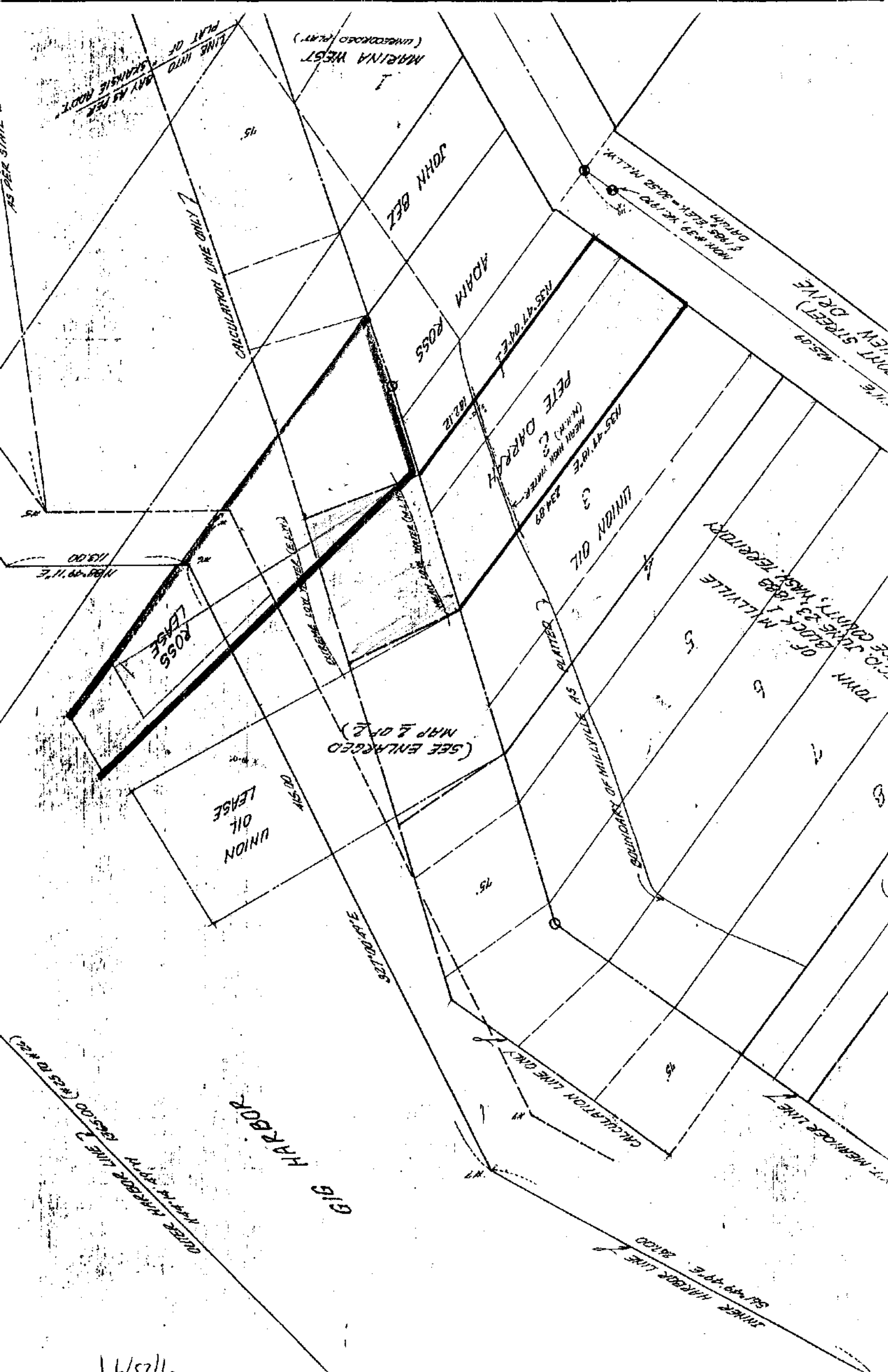
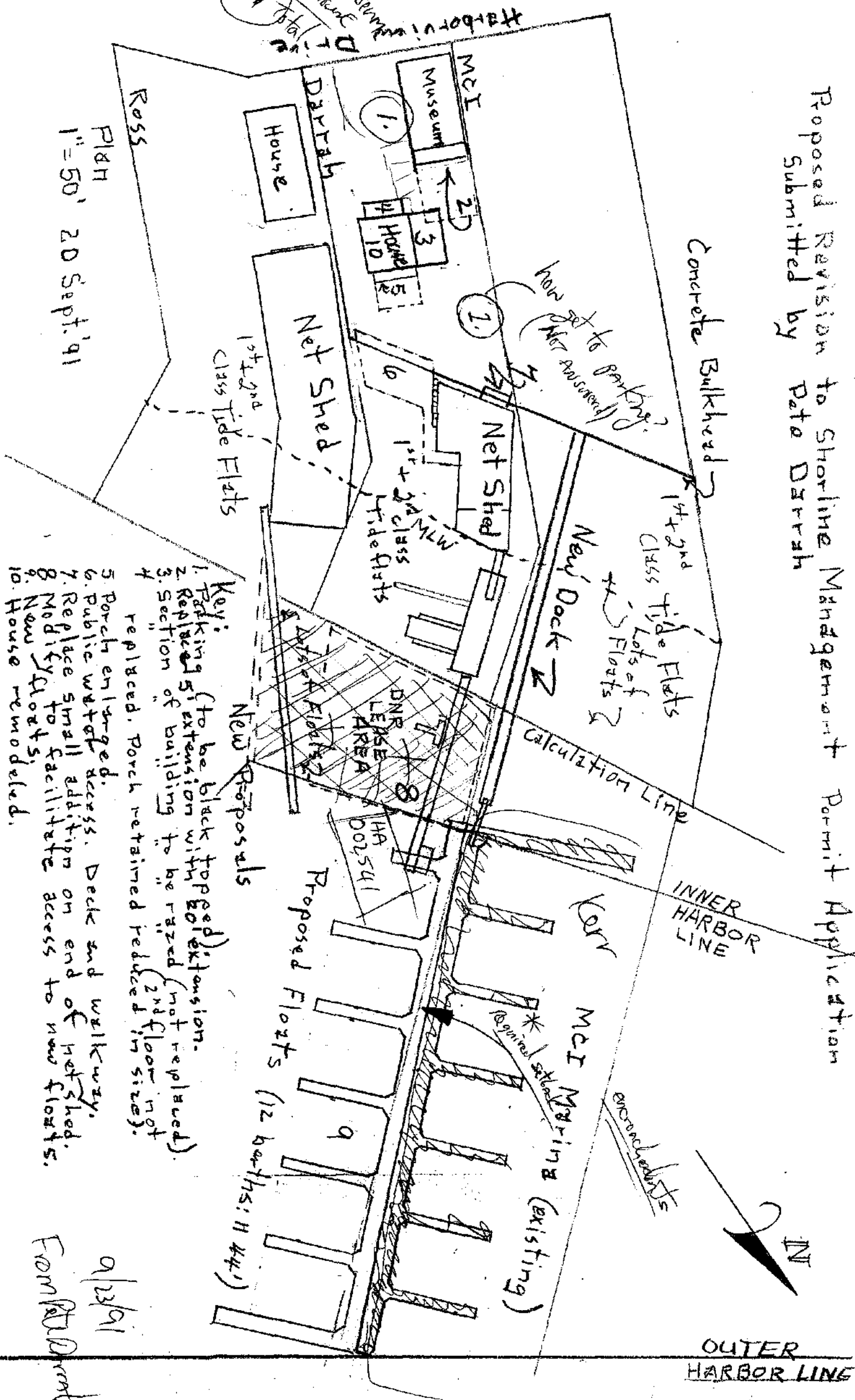


Exhibit "X"  
 Fm Pete Darray  
 9/23/51

PLS # 329

Proposed Revision to Shoreline Management Permit Application  
Submitted by Pato Darrah



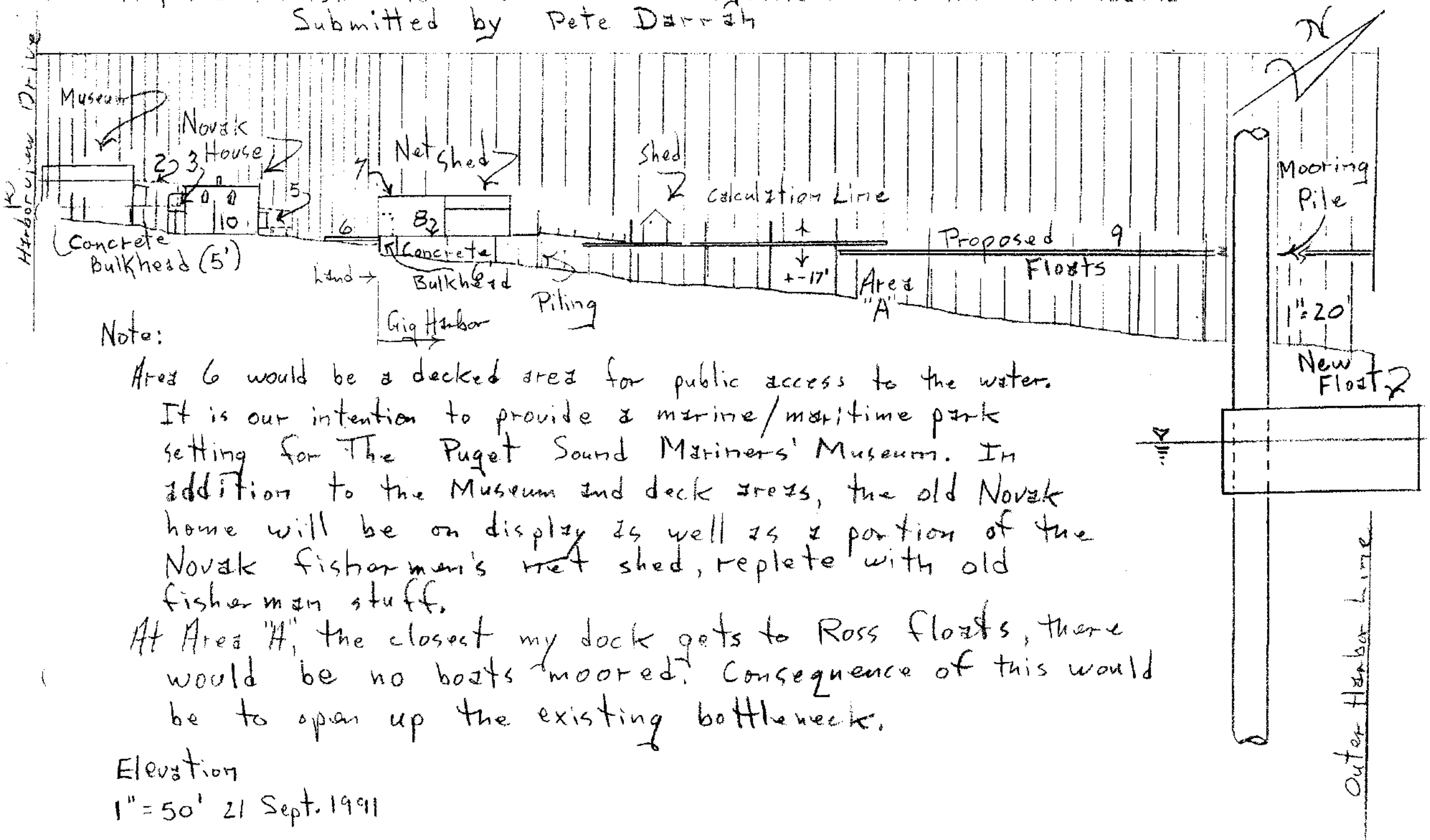
1 744  
 2 44  
 3 MUSEUM  
 4 HOUSE  
 5 HOUSE  
 6 HOUSE  
 7 HOUSE  
 8 HOUSE  
 9 HOUSE  
 10 HOUSE  
 11 Total

PL8H  
 1" = 50'  
 20 Sept. '91

- Key:
1. Parking (to be black topped) extension.
  2. Replaced 5' extension with topped extension (not replaced).
  3. Section of building to be razed (2nd floor not replaced. Porch retained reduced in size).
  4. Porch enlarged.
  5. Public water access. Deck and walkway.
  6. Replace small addition on end of Net Shed.
  7. Modify to facilitate access to new floats.
  8. New float 5'.
  9. House remodelled.
  10. House remodelled.

9/23/91  
 From Pato Darrah

Proposed Revision to Shoreline Management Permit Application  
Submitted by Pete Darrach



Note:

Area 6 would be a decked area for public access to the water.

It is our intention to provide a marine/maritime park setting for The Puget Sound Mariners' Museum. In addition to the Museum and deck areas, the old Novak home will be on display as well as a portion of the Novak fisherman's net shed, replete with old fisherman stuff.

At Area "A", the closest my dock gets to Ross floats, there would be no boats moored. Consequence of this would be to open up the existing bottleneck.

Elevation

1" = 50' 21 Sept. 1991

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,

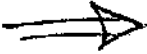
WHEREAS, the Gig Harbor City Council has adopted Ordinance No. 489 which establishes guidelines for the review of site plans and other land use issues; and,

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:

---

Michael R. Wilson  
City Administrator/Clerk

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

Since 2/88 beginning

Whereas, the City Council requested specific information from Mr. Peter Darroch through the Planning Director's letter to Mr. Darroch dated 5/29/91, ~~and Mr. Peter Darroch has failed to respond~~ so that Mr. Darroch's existing improvements and Mr. Darroch's proposed improvements would be specifically defined,

Now, therefore, it is resolved by the City Council of the City of Gig Harbor, Washington, ~~as follows~~ that this application is disapproved because of the following:

1. Mr. Darroch has failed to respond in ~~any~~ <sup>the</sup> form ~~to the~~ <sup>requested</sup> by the City Council's ~~request for specific information~~
2. Information filed by Mr. Darroch <sup>to date</sup> regarding this application ~~to date~~ is insufficient because it lacks enough detail for the City Council to determine:
  - a) If the City Zoning Ordinance is being complied with
  - b) If the City's Shoreline Master Program is being complied with
  - c) If Mr. Darroch's ~~project~~ <sup>project/improvements</sup> are ~~in fact~~ <sup>in fact</sup> on property owned by and/or leased by him.

CITY OF GIG HARBOR

RESOLUTION # 328

A Resolution establishing a public health and safety committee for the City of Gig Harbor.

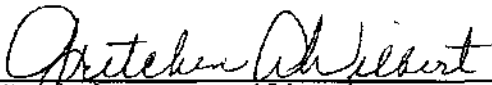
WHEREAS, in accordance with WAC 296-24-045, all employers of eleven or more employees are required to have a safety and health committee composed of employer-selected or elected employees.

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


- 1) A public safety and health committee composed of the following members shall hereby be created:
  - a) City Administrator
  - b) Public Works Director
  - c) Police Chief
  - d) two councilmembers
- 2) The public health and safety committee shall have an elected chairperson.
- 3) The public health and safety committee shall be responsible for determining the frequency of committee meetings; however, the committee shall meet at least once a year.
  - a) The committee shall be responsible for determining the date, hour, and location of the meeting.
  - b) The length of each meeting shall not exceed one hour, except by committee majority vote.
- 4) Minutes of each committee meeting shall be prepared and filed for a period of at least one year.
- 5) The public health and safety committee meetings shall address the following:
  - a) Review of safety and health inspection reports to assist in correction of identified

- unsafe conditions/practices.
- b) Evaluation of accident investigations conducted since the last meeting to determine if the cause of the acts/conditions involved was properly identified and corrected.
  - c) Evaluation of the accident and illness prevention program with a discussion of recommendations for improvement where indicated.
  - d) Meeting attendance shall be documented.
  - e) Subjects discussed at the meeting shall be documented.
  - f) Issues may be presented for discussion by any member of the committee, the council, or the mayor.
  - g) A report on the meeting will be provided to the mayor with recommendations on the issues.

PASSED AND APPROVED, at the regularly scheduled City Council meeting on the 26th day of September, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Council: 9/3/91  
Passed by City Council: 9/9/91



CITY OF GIG HARBOR

RESOLUTION #327

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution, and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future City street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years, and

WHEREAS, a public hearing has been held on the said Six-Year Transportation Improvement Program, and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the Six-Year Transportation Improvement Program,

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

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (1992-1997, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this Resolution forthwith, together with the


Six-Year Transportation Improvement Program  
Page 2

Exhibit attached hereto, with the Secretary of  
Transportation and a copy with the Transportation  
Improvement Board for the State of Washington.

RESOLVED this 9th day of September, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 9/5/91  
Passed by city council: 9/9/91

CITY OF GIG HARBOR 1992 - 1996 SIX-YEAR  
TRANSPORTATION IMPROVEMENT PLAN  
NARRATIVE

1) SOUNDVIEW DRIVE/HUNT STREET

The existing Portland Cement Concrete pavement has deteriorated. This project proposes to rebuild roadway structure with Asphalt Concrete Pavement. A two lane street with a bike lane, curbs, gutters, and a sidewalk on one side of the street will be provided with this project. Telephone utility lines will be undergrounded and conduits will be provided for the power line in the future. The existing safety problem at the Harborview and Soundview intersection and storm drainage will also be addressed.

Preliminary engineering work of this project has been completed and funding secured. The final design of the project will be completed this year and the construction next year.

The Hunt Street project is proposed to build curbs, gutters, and sidewalks along with enclosed storm drainage systems on one side of Hunt Street, between Kimball Drive and Soundview Drive.

This project can be incorporated with the Soundview project, increasing the total size, thus lowering the unit bid price of construction items.

2) NORTH HARBORVIEW DRIVE

This project consists of storm drainage, curbs, gutters, and sidewalk improvements. Existing pavement will be overlaid with asphalt concrete pavement and any deficiency related to signage and pedestrian circulation will also be addressed.

The city had budgeted \$12,000 for this project in 1991. The plans are being finalized and the funds will be spent this year.

An additional \$75,000 would be needed for the project completion next year.

3) MILTON AVENUE

The portion of Milton Avenue between Vernhardson and Hunt has not been developed, but the right-of-ways have been reserved for future developments. This project proposes to build this portion of Milton Avenue as a two-lane roadway with curb, gutter, and sidewalk on one side of the street. Enclosed drainage system will also be provided.

Final engineering work on this project has been completed and funding will be available through private developers. The city has already been approached by a developer to improve this portion of Milton Avenue.

4) KIMBALL DRIVE

The proposed improvements with this project consist of two through lanes (one each direction), one two-way left turn lane, a bike lane, curbs, gutters and sidewalks on both sides of the streets. A fully actuated traffic signal at the Kimball/Pioneer intersection, enclosed storm drainage system and illumination along the length of the project will also be constructed.

Preliminary engineering work of this project has been completed and a funding source is unknown at this point.

5) STINSON AVENUE

The purpose of this project is to rehabilitate the deteriorated existing pavement. Minor street widening will be included in the scope of this project to improve the surface of the existing shoulder and to improve the surface drainage.

Funding sources for this project are not known, but the local funds would most likely be the only source of funds to complete this project.

6) ROSEDALE STREET

The purpose of this project is to repair the existing pavement. The street should be overlaid with 1-1/2" thick asphalt concrete pavement one year after the various patching and crack sealing jobs completed with this project.

The city funds appear to be the only source of funds for this project. The project is scheduled to be completed in 1992.

7) PRENTICE STREET

8) BURNHAM DRIVE

These projects propose to build curbs, gutters, and sidewalks along with an enclosed storm drainage system on one side of each street. The projects are being proposed primarily to address storm drainage problems and pedestrian safety issues.

Funding sources for these projects are not known at this point, however, some funds may be available from the school district as well as private developments.

9) PIONEER WAY

Engineering work for this project is scheduled to begin in 1993. The proposed improvements consist of minor widening, curb, gutter, sidewalk, and enclosed storm drainage system.

Funding sources for this project are not known at this point. It was put on the six-year plan to: 1) define the necessary improvements, and 2) to identify funding sources.

10) REPAIR AND RESTORATION OF VARIOUS STREETS

This proposes paved roadway surfaces and storm drainage improvements on various public alleys throughout the city.

11) VARIOUS OVERLAY

The city owns approximately 16 miles of asphalt paved roads within the city limits. The roads are very expensive to build. In order to protect the city's investment and to extend the useful life of roads, some type of maintenance should be implemented. The total of \$50,000 has been scheduled for 1990 with this six-year plan to address such problems.

12) EMERGENCY

City: BIG HARBOR  
 City No: 0490  
 County No.: 27

Hearing Date: Sept. 9, 1991  
 Adoption Date:  
 Resolution No.: 0

PROJECT IDENTIFICATION	PROJECT COSTS IN THOUSANDS OF DOLLARS	OBLIGATION			FUNDING SOURCE		TOTAL
		Y	E	A	FEDERAL	STATE	
DESCRIPTION OF WORK		1st	2nd	3rd	4,5	6th	
(Street name or number, Co. road name or number, termini beginning & end. Describe work to be done.)							

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
1	SOUNDVIEW DRIVE/HUNT STREET SR-16 to Harborview Drive and Kimball Drive to Soundview Drive - Minor widening, curb, gutter and sidewalk. Storm drainage improvements.	3	ABDH	1.65	B	X	800									800	800
2	NORTH HARBORVIEW DRIVE Burnham Drive N.W. to Peacock Hill Ave. N.E. Storm drainage, curbs, gutters, sidewalk and channelization improvements.	4	BFGH	0.21	B	X	95									95	95
3	MILTON AVENUE New two lane roadway section with curb, gutter and sidewalk. Enclosed storm drainage improvements	1	ABDGK	0.20	9	X	125									125	125
4	KIMBALL DRIVE Pioneer Way to Hunt Street - Minor widening, curbs, gutters and sidewalks. Storm drainage improvements.	3	ABDFG	0.75	B	X	700									700	700
5	STINSON AVENUE Grandview Street to Harborview Drive. - Overall street repair and restoration. Minor street widening and street overlay.	4	BAB	1.40	B	X		40	90					90	40		130
6	ROSEDALE STREET City limits to Harborview Drive. - Overall street repair and restoration. Overlay to be done 1-2 years thereafter.	4	ICDE	2.10	B	X		50								50	50
7	PRENTICE STREET Burnham Drive N.W. to Fennimore Street Minor widening, enclosed storm drainage, curb, gutter and sidewalk improvements on one side of street.	3	BFG	0.30	9	X				110						110	110

City: BIG HARBOR  
 City No: 0490  
 County No.: 27

Hearing Date Sept. 9, 1991  
 Adoption Date  
 Resolution No. 0

PROJECT IDENTIFICATION	PROJECT COSTS IN THOUSANDS OF DOLLARS																
	DESCRIPTION OF WORK		work code	TLN	AE	TC	YI	OBLIGATION SCHEDULE				FUNDING SOURCE			TOTAL		
(Street name or number, Co. road name or number, termini beginning & end. Describe work to be done.)	work code	(s)	LN	TC	YI	YE	AR	FEDERAL	RAP	FUNDS	or Local	UAB	grants				
						1st	2nd	3rd	4,5	6th							
8 BURNHAM DRIVE N.W.	3	BF6	0.35	9				130						130		130	
North Harborview Drive to Harborview Drive																	
Minor widening, enclosed storm drainage, curb, gutter and sidewalk improvements on one side of street.																	
9 PIONEER WAY	35	ABDFG	0.72	6	IX		40	260				240		60		300	
Grandview Street to Harbor Drive.- Minor widening, curb, gutter and sidewalk. Storm drainage improvements.																	
10 REPAIR & RESTORATION OF VARIOUS STREETS	34	BCDE					35	35	35	35				1.110		110	
This project includes various street and storm drainage improvements on Public Alleys.																	
11 VARIOUS OVERLAY	5	ABD		IX		30	40	50	60					180		180	
12 EMERGENCY	5	ABD		IX		5	5	5	5					20		20	



CITY OF GIG HARBOR

RESOLUTION NO. 326

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR ACCEPTING THE ANNEXATION PETITION FOR THE AREA KNOWN AS WEST SUTHERLAND STREET SUBMITTED BY PETITIONER JAMES RICHARDSON, AND ENTERS AN INTENT TO APPROVE AND REFERRING THE PETITION TO THE PIERCE COUNTY BOUNDARY REVIEW BOARD.

WHEREAS, on the 11th day of July, 1991, a petition for annexation was submitted for the property lying west of Sutherland Street; and,

WHEREAS, the petition and legal description of the subject property are attached as Exhibit "A" to this resolution and made a part hereto; and,

WHEREAS, such annexation proposal is within the Urban Area Boundary as defined in the Urban Area Agreement of September, 1987, between Pierce County and the City of Gig Harbor; and,

WHEREAS, such annexation proposal is within the future potential annexation area as defined by the City of Gig Harbor; and

WHEREAS, on the 12th of August, 1991, the City Council met with the initiating party during regular session of the Council; and,

WHEREAS, at that time the Council set forth the requirements placed on the petitioner wishing to annex as follows:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness;
2. The area shall be zoned as single family residential (R-1), subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code.

WHEREAS, on August 13th, 1991, a determination of non-significance was issued for the proposal, based upon a review of the environmental documents submitted by the

Resolution Accepting Annexation Petition for J. Richardson.  
Page 2  
Resolution #

petitioner, in accordance with the City of Gig Harbor  
Environmental Policy Ordinance, Title 18 of the Gig Harbor  
Municipal Code;, and,

WHEREAS, at the public hearing of September 9th, 1991, the  
City Council does hereby declare its intent to authorize and  
approve said annexation, and to accept same as a part of the  
City of Gig Harbor; and,

WHEREAS, the City Council shall comply with the procedural  
requirements of RCW 35A.14 to the conclusion of this  
annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF GIG HARBOR:

Section 1. The City Council of the City of Gig Harbor does  
hereby declare its intent to authorize and approve the  
annexation and to accept the subject property as part of the  
City of Gig Harbor with the following requirements:

1. The area shall be zoned single family residential  
(R-1).
2. The property owners within the annexed area shall  
assume a pro-rata share of the City's bonded  
indebtedness.


Section 2. The City Clerk of the City of Gig Harbor hereby  
declares the annexation petition contiguous with the  
boundaries of the City of Gig Harbor and said property which  
is more particularly described in the petition which is  
marked Exhibit "A" and which is made a part hereto. The  
City Council does refer the petition and petitioner to the  
Pierce County Boundary Review Board for approval of the  
annexation and the City Council shall not take any further  
action on the annexation proposal until such time the Pierce  
County Boundary Review Board has completed its review of the  
notice of intent to annex.

Resolution Accepting Annexation Petition for J. Richardson.  
Page 3  
Resolution #

PASSED AND APPROVED, at the regularly scheduled City Council meeting on the 9th day of September, 1991.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 8/23/91  
Passed by City Council: 9/9/91

# EXHIBIT "A"

## LEGAL DESCRIPTION

The South half of the North half of the North 10 acres of the West half of the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 2 East W.M.; EXCLUDING any portion within Woodworths' Addition to Gig Harbor, all in Pierce County, Washington.

CITY OF GIG HARBOR

RESOLUTION NO. 325

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, CALLING FOR AN ELECTION TO REORGANIZE THE CITY OF GIG HARBOR UNDER THE COUNCIL-MANAGER FORM OF GOVERNMENT AS AUTHORIZED BY CHAPTER 35A.13 RCW WITH COUNCIL POSITION ONE BEING THE MAYOR OF THE CITY.

WHEREAS, the City of Gig Harbor, Washington is a non-charter optional municipal code city operating under the Mayor-Council form of government as authorized by RCW 35A.12, and

WHEREAS, the City of Gig Harbor has operated under the Mayor-Council form of government for more than six consecutive years, and

WHEREAS, Chapter 35A.06 RCW authorizes the City Council to call for an election to determine if the voters will approve a reorganization of the form of government to the Council-Manager form of government as authorized by Chapter 35A.13 RCW, and,

WHEREAS, RCW 35A.13.033 also authorizes the City Council to place before the voters a proposition to designate Council position one as the Mayor with the powers and duties set forth in RCW 35A.13.030,

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

Section 1. Pursuant to RCW 35A.06.030, and RCW 35A.13.033, the City Council of the City of Gig Harbor calls for an election by the registered voters of the City of Gig Harbor on the question of whether to change from the Mayor-Council form of government as authorized by 35A.12 RCW and to reorganize and adopt the Council-Manager form of government as authorized by Chapter 35A.13 RCW, with council position one being the mayor.

Section 2. The County Auditor, as ex officio supervisor of elections, is hereby requested to call a special election for November 5, 1991, to be held in conjunction with the general municipal election on the same date, for the purpose

of presenting to the qualified electors of the City of Gig Harbor the proposition of whether to change from the current Mayor-Council form of government and to reorganize under the Council-Manager form of government as authorized by Chapter 35A.13 RCW, with Council position one being the mayor.

Section 3. Pursuant to RCW 35A.06.050, the ballot title and statement of the proposition has been prepared by the City Attorney and is as follows:

Proposition # \_\_\_\_\_

Shall the City of Gig Harbor change from the Mayor-Council form of government and adopt the Council-Manager form of government authorized by Chapter 35A.13 RCW, with Council position one being the mayor of the city.

For \_\_\_\_\_


Against \_\_\_\_\_

Section 4. The City Clerk is hereby authorized to submit certified copies of this Resolution to the Pierce County Auditor, the Pierce County Executive, and the Clerk of the Pierce County Council.

RESOLVED by the City Council this 26th day of August, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 8/18/91  
Passed by city council: 8/26/91

CITY OF GIG HARBOR

RESOLUTION NO. 324

WHEREAS, Enhanced 9-1-1 is an emergency communication system wherein the caller can readily access law enforcement, fire, and medical assistance; and

WHEREAS, the "enhanced" feature is an immediate display of the caller's location, which enables response even if the caller is unable to speak after dialing 9-1-1; and

WHEREAS, Finding that a statewide emergency communication network of Enhanced 9-1-1 service would serve to further the safety, health, and welfare of the state's citizens, the Washington State Legislature passed legislation in 1991 requiring each county, singly or jointly, to establish Enhanced 9-1-1 service by 1998; and

WHEREAS, existing authorization to levy a local telephone tax for 9-1-1 service, regular or enhanced, is not sufficient to provide this service in rural areas; and

WHEREAS, the Legislature authorized an additional statewide tax of up to 20 cents per month per telephone line so that Enhanced 9-1-1 can be implemented statewide, with this tax reduced to a maximum of 10 cents per month per telephone line after 1998; and

WHEREAS, the enhanced 9-1-1 measure adopted by the Legislature in 1991 requires approval by voters during the 1991 general election;

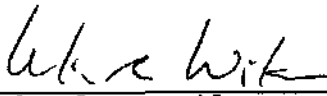
NOW, THEREFORE, BE IT RESOLVED, that the City of Gig Harbor strongly supports the statewide implementation of Enhanced 9-1-1 emergency communication service, and encourages voters to approve Referendum 42 during the general election this fall.

Enhanced 9-1-1 Service  
Page 2

PASSED this 26th day of August, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 8/21/91  
Passed by city council: 8/26/91



CITY OF GIG HARBOR

RESOLUTION NO. 323

WHEREAS, the city finds it necessary to have on hand a small amount of cash in order to facilitate collection of receipts from the citizens; and


WHEREAS, the city finds it necessary to have a petty cash fund to facilitate small purchases of supplies as necessary; and

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

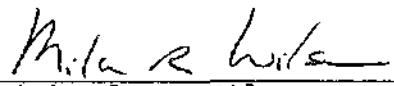
Section 1. The city treasurer is hereby authorized to create a Petty Cash Fund of the City of Gig Harbor in the amount of \$100 from the General Government fund.

Section 2. The city treasurer is hereby authorized to create a Change fund of the City of Gig Harbor in the amount of \$200 from the Utility funds. An equal amount will be donated by the Water Operating Fund and the Sewer Operating Fund.

PASSED this 12<sup>th</sup> day of August, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk:  
Passed by city council:

CITY OF GIG HARBOR

RESOLUTION NO. 322

WHEREAS, PBA Inc., was granted site plan approval to construct a 1,248 square-foot building for use as an auto detail facility, associated with the Gig Harbor Car Wash on Kimball Drive; and,

WHEREAS, the property owner has requested, through the property owners legal counsel, that the Council permit the temporary siting of a tent on the site to allow auto detailing within an enclosed and covered area; and,

WHEREAS, the time requested to permit the use of the tent is for a period not to extend beyond October 1, 1991; and,

WHEREAS, the City of Gig Harbor does not have a temporary use provision within the zoning code, except for the placement of a mobile home as a caretaker's resident during construction projects; and,

WHEREAS, the use of a tent is not specifically prohibited, but it is not considered a structure or building, by definition within the zoning code and only uses conducted within enclosed buildings can be allowed in the B-2 district; and,

WHEREAS, legal counsel for the city has advised that the Council may consider amending the site plan to allow the tent and portable building as a temporary use; and,

WHEREAS, the temporary siting of a tent and portable building on the premise for the use intended would not be injurious to the general health, safety and welfare of the public.

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


That Site Plan 90-12 is hereby amended to permit the temporary use of a tent and portable building on the premise for auto-detailing and that the tent and portable building must be removed by October 1, 1991.

Resolution to Amend Site Plan 90-12 - Temporary Use

Approved this 12th day of August, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 8/9/91  
Passed by City Council: 8/12/91

CITY OF GIG HARBOR  
RESOLUTION No. 321

WHEREAS, Elmer Ackerman has requested preliminary plat approval for the development of a 2 lot subdivision on property located West of Chinook Avenue; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of preliminary plats and other land issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated June 12, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 19, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated July 8, 1991.

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

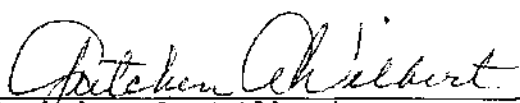
That the findings, conclusions and recommendations of the Hearing Examiner in his report dated July 8, 1991 are adopted and the application for preliminary plat is granted subject to the following modified conditions:

- 1) In accordance with City of Gig Harbor fire codes, the following shall be provided:
  - A) Fire equipment access must be provided by a 24 foot wide, all weather roadway.
  - B) Fire hydrants and 8 inch water mains shall be provided within 300 feet of the center of each lot and at the entrance of the subdivision.


- C) Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements. Fire flow must conform to the 1974 ISO guide.
- 2. A clearing and grading permit shall be required prior to any site clearing or construction. The application for a clearing and grading permit shall include provisions for temporary erosion control and dust abatement.
- 3. A storm water management plan shall be submitted to the Department of Public Works for review prior to final plat approval. Any improvements required to migrate storm water runoff shall be installed according to the requirements of the City of Gig Harbor prior to the final plat approval.
- 4. All lots must have a minimum lot size of 12,000 square feet, excluding public rights-of-way.
- 5. The required minimum yards shall be designated or stated on the final plat.
- 6. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary plat approval.
- 7. All minimum improvements required by the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.

Resolution No.321  
Ackerman  
Page3

PASSED this 12th day of August, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 8/8/91  
Passed by City Council: 8/12/91

CITY OF GIG HARBOR  
RESOLUTION No. 320

WHEREAS, Patty and Gerry Bennatts, have requested approval for a variance to encroach twenty-five feet (25) within the front yard setback and six (6) feet within the side yard setback, on property located at 3404 Ross Avenue; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of variances and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended approval of the variance request, in a staff report dated May 17, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on June 19, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has denied the variance request in his report dated July 5, 1991,

WHEREAS, the applicant has requested an appeal of the Hearing Examiner's decision rendered July 5, 1991,

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

That the findings, conclusions and decision of the Hearing Examiner in his report dated July 5, 1991 is hereby rejected and the variance is approved based upon the following findings:

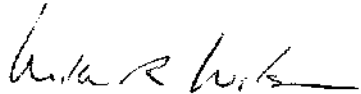
1. The use is permitted in an R-1 district and does not amount to a rezone.

2. The applicant has demonstrated that there are special circumstances applicable to the parcel size. The subject variance proposal is to be located on a legal non-conforming lot which is only 6000 square feet. Current zoning code standards require that lots be a minimum of 12,000 square feet in an R-1 district. This is not a result of any actions from the applicant.
3. In the immediate vicinity of the subject variance, several properties encroach within the front yard setback with garages. The granting of the variance request would not be a grant of special privilege given the limitations imposed on other properties in the vicinity.
4. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity.

PASSED this 22nd day of July, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 7/19/91  
Passed by City Council: 7/22/91



CITY OF GIG HARBOR

RESOLUTION NO. 319

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR ACCEPTING THE ANNEXATION PETITION FOR THE AREA KNOWN AS THE HIGGINS ANNEXATION AND AS SUBMITTED BY PETITIONERS PATRICIA RAINWATER AND WILLIAM HIGGINS, AND ENTERS AN INTENT TO APPROVE AND REFERRING THE PETITION TO THE PIERCE COUNTY BOUNDARY REVIEW BOARD.

WHEREAS, on the 15th day of February, 1991, a petition for annexation was submitted for the property lying west of the City limits, south of Rosedale Street; and,

WHEREAS, the petition and legal description of the subject property are attached as Exhibit "A" to this resolution and made a part hereto; and,

WHEREAS, such annexation proposal is within the Urban Area Boundary as defined in the Urban Area Agreement of September, 1987, between Pierce County and the City of Gig Harbor; and,

WHEREAS, such annexation proposal is within the future potential annexation area as defined by the City of Gig Harbor; and

WHEREAS, on the 25th of February, 1991, the City Council met with the initiating party during regular session of the Council; and,

WHEREAS, at that time the Council set forth the requirements placed on the petitioner wishing to annex as follows:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness;
2. The area shall be zoned as single family residential (R-1), subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code.

WHEREAS, on July 15, 1991, a determination of non-significance was issued for the proposal, based upon a review of the environmental documents submitted by the petitioner, in accordance with the City of Gig Harbor

Resolution Accepting Annexation Petition W. Higgins  
Page 2  
Resolution #

Environmental Policy Ordinance, Title 18 of the Gig Harbor  
Municipal Code;; and,

WHEREAS, at the public hearing of July 22nd., 1991, the City  
Council does hereby declare its intent to authorize and  
approve said annexation, and to accept same as a part of the  
City of Gig Harbor; and,

WHEREAS, the City Council shall comply with the procedural  
requirements of RCW 35A.14 to the conclusion of this  
annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
CITY OF GIG HARBOR:

Section 1. The City Council of the City of Gig Harbor does  
hereby declare its intent to authorize and approve the  
annexation and to accept the subject property as part of the  
City of Gig Harbor with the following requirements:

1. The area shall be zoned single family residential  
(R-1) and will be designated as lying within the  
Height Overlay District.
2. The property owners within the annexed area shall  
assume a pro-rata share of the City's bonded  
indebtedness.


Section 2. The City Clerk of the City of Gig Harbor hereby  
declares the annexation petition contiguous with the  
boundaries of the City of Gig Harbor and said property which  
is more particularly described in the petition which is  
marked Exhibit "A" and which is made a part hereto. The  
City Council does refer the petition and petitioner to the  
Pierce County Boundary Review Board for approval of the  
annexation and the City Council shall not take any further  
action on the annexation proposal until such time the Pierce  
County Boundary Review Board has completed its review of the  
notice of intent to annex.

Resolution Accepting Annexation Petition W. Higgins  
Page 3  
Resolution #

PASSED AND APPROVED, at the regularly scheduled City Council  
meeting on the 22nd day of July, 1991.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 7/2/91  
Passed by City Council: 7/22/91

CITY OF GIG HARBOR

RESOLUTION NO. 318

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR ACCEPTING THE ANNEXATION PETITION FOR THE AREA KNOWN AS RANDALL DRIVE AND AS SUBMITTED BY PETITIONERS RICHARD BAXTER ET.AL., AND ENTERS AN INTENT TO APPROVE AND REFERRING THE PETITION TO THE PIERCE COUNTY BOUNDARY REVIEW BOARD.

WHEREAS, on the 22nd day of February, 1991, a petition for annexation was submitted for the property lying west of Randall Drive and south of Vernhardson Street, east of Gig Harbor Bay; and,

WHEREAS, the petition and legal description of the subject property are attached as Exhibit "A" to this resolution and made a part hereto; 33 and,

WHEREAS, such annexation proposal is within the Urban Area Boundary as defined in the Urban Area Agreement of September, 1987, between Pierce County and the City of Gig Harbor; and,

WHEREAS, such annexation proposal is within the future potential annexation area as defined by the City of Gig Harbor; and

WHEREAS, on the 11th of March, 1991, the City Council met with the initiating party during regular session of the Council; and,

WHEREAS, at that time the Council set forth the requirements placed on the petitioner wishing to annex as follows:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness;
2. The area shall be zoned as single family residential (R-1), subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code, and subject further to the policies and regulations of the City of Gig Harbor Shoreline Master Program;

Resolution Accepting Annexation Petition for Randall Dr.  
Page 2  
Resolution #

WHEREAS, on June 5, 1991, a determination of non-significance was issued for the proposal, based upon a review of the environmental documents submitted by the petitioner, in accordance with the City of Gig Harbor Environmental Policy Ordinance, Title 18 of the Gig Harbor Municipal Code;; and,

WHEREAS, at the public hearing of July 8th, 1991, the City Council does hereby declare its intent to authorize and approve said annexation, and to accept same as a part of the City of Gig Harbor; and,

WHEREAS, the City Council shall comply with the procedural requirements of RCW 35A.14 to the conclusion of this annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR:

Section 1. The City Council of the City of Gig Harbor does hereby declare its intent to authorize and approve the annexation and to accept the subject property as part of the City of Gig Harbor with the following requirements:

1. The area shall be zoned single family residential (R-1) and be also subject to the polices and regulations of the City of Gig Harbor Shoreline Master Program.
2. The property owners within the annexed area shall assume a pro-rata share of the City's bonded indebtedness.


Section 2. The City Clerk of the City of Gig Harbor hereby declares the annexation petition contiguous with the boundaries of the City of Gig Harbor and said property which is more particularly described in the petition which is marked Exhibit "A" and which is made a part hereto. The City Council does refer the petition and petitioner to the Pierce County Boundary Review Board for approval of the annexation and the City Council shall not take any further action on the annexation proposal until such time the Pierce County Boundary Review Board has completed its review of the notice of intent to annex.

Resolution Accepting Annexation Petition for Randall Dr.  
Page 3  
Resolution #

PASSED AND APPROVED, at the regularly scheduled City Council meeting on the 8th day of July, 1991.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 7/2/91  
Passed by City Council: 7/8/91

CITY OF GIG HARBOR

RESOLUTION NO. 317

WHEREAS, Bennett PS&S, John Armstrong, has requested preliminary plat approval for the development of a 15 lot subdivision on property located North of 76th Street NW; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of preliminary plats and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated March 12, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 20, 1991, to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of the subdivision in his report dated April 3, 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 dated April 3, 1991 is adopted and the application for preliminary plat is granted subject to the following modified conditions:


1. In accordance with City of Gig Harbor fire codes, the following must be provided:
  - A. Fire equipment access must be provided by a 24-foot wide all-weather roadway, with a 45-foot minimum radius cul-de-sac.
  - B. Fire hydrants and 8-inch water mains shall be provided within 300 feet of the center of each lot, and at the entrance of the subdivision.

- C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements. Fire flow must conform to the ISO guide.
2. A traffic study, prepared by a qualified transportation planner or traffic engineer, shall be developed and submitted to the Director of Public Works for review and approval, prior to the Hearing Examiner's recommendation on the preliminary plat. Traffic control improvements, as required by the Director of Public Works, for pedestrian safety and traffic impact mitigation, shall be installed prior to finalization of the plat.
  3. A storm water management plant shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per requirements of the City of Gig Harbor prior to the final plat approval.
  4. A clearing and grading permit shall be required prior to any site clearing or construction. The application for a clearing and grading permit shall include provisions for temporary erosion control and dust abatement.
  5. Sidewalks, curbs, and gutters shall be constructed along all frontages within the subdivision.
  6. Access to the preliminary plat by way of 76th Street NW shall be improved to city standards as established by the Gig Harbor Public Works Department. Dedication of the roadway to the city shall be coordinated with Gig harbor Public Works Department and shall be accomplished prior to final plat approval.
  7. All lots must have a minimum lot size of 12,000 square feet, excluding rights-of-way (public or private).
  8. The required minimum yards shall be designated or stated on the final plat.




9. Prior to clearing, the applicant shall submit a tree removal plan to the Planning Department for review and approval.
10. Pursuant to RCW 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary plat approval.
11. All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.

PASSED this 29th day of June, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 4/17/91  
Passed by city council: 6/29/91

CITY OF GIG HARBOR  
RESOLUTION No. 316

WHEREAS, Dylan Enterprises, has requested Shoreline Management Substantial Development permit and variance approval for the development of an additional 588 square feet to the existing Tides Tavern located at 2925 Harborview Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of Shoreline Management Substantial Development permits and variances and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended approval of the project, in a staff report dated May 10, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on May 15, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of in his report dated May 20, 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 dated May 20, 1991 and the findings and conclusions of City Staff as stated in the report of May 10, 1991 are adopted and the application for Shoreline Management Substantial Development permit and variance is granted subject to the following findings and conclusions:

- 1) In accordance with Section 17.50.030, the proposed addition to the tavern is permitted as a conditional use.

- 2) Site plan review is required when expanding a pre-existing use more than twenty percent, or any one-thousand square foot addition, thereto, whichever is the lessor. The proposed kitchen expansion is less than twenty percent of the existing floor area and less than one-thousand square feet. Consequently, the expansion is exempt from site plan review.
- 3) The front yard encroachment will be located below grade level under the existing off-street parking spaces. Consequently, the kitchen expansion will bear no adverse impact on traffic at Soundview Drive/Harborview Drive or on the off-street parking of the Tides Tavern.
- 4) The existing structure encroaches within the side yard setback nine feet. The applicant's request to encroach seven feet within the side yard setback will bear no greater adverse impacts than the existing conditions, given the scope of the proposal.
- 5) The finish floor level of the existing structure is below the existing grade. The topography of the lot and the location of the current improvements are such that the request to exceed the height limits is not unreasonable.
- 6) The granting of the variances will not constitute a grant of special privilege, given the number of structures which encroach within setbacks and exceed the height limit in the vicinity and zone.
- 7) The kitchen expansion will not increase the seating capacity of the existing tavern and will not require additional off-street parking to be provided. The design is such that the kitchen expansion will be located under the existing off-street parking spaces in a concrete vault.


Resolution No.316  
Tides Tavern  
Page3

- 8) The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone, given the scope of the proposal.
- 9) The proposal appears to be consistent with the City of Gig Harbor Shoreline Master Program as the facility is of a length, width, height and bulk so as to be the minimum dimensions necessary to conduct the proposed activity on the site.

PASSED this 10th day of June, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 4/17/91  
Passed by City Council: 6/10/91

RESOLUTION NO. 315

A RESOLUTION of the City Council of the City of Gig Harbor, Washington, declaring the intention of the Council to order the formation of a local improvement district for the construction and installation of improvements within the boundaries of said proposed local improvement district; setting forth the nature and territorial extent of such proposed improvements; describing the boundaries thereof; and fixing a date, time and place for a public hearing on the formation of the proposed local improvement district.

WHEREAS, the City Council of the City of Gig Harbor, Washington (the "City"), has determined that it is necessary to provide certain street improvements for the Kimball Drive/Hunt Street area of the City; and

WHEREAS, the City now desires to proceed with the carrying out of said improvements and to establish a local improvement district in connection therewith;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, as follows:

Section 1. It is the intention of the Council to order the improvement of the area shown on Exhibit A attached hereto and incorporated herein by this reference, by the design, construction and installation of the following improvements:

- A. Three 11' lanes and one 4' bicycle lane;
- B. Curbs, gutters and sidewalks on both sides of the street;
- C. An enclosed storm drainage system;

- D. Traffic signal at the Kimball and Pioneer intersection;
- E. Street lighting; and
- F. Traffic signal interconnect with Pioneer/SR 16 interchange.

Section 2. The City shall acquire by gift, purchase, franchise, lease or condemnation all property, both real and personal, or any interest therein and all rights-of-way, franchises, permits and easements which may be found necessary to acquire, construct, and install the above-described improvements.

Section 3. It is hereby further provided that the hereinbefore authorized plan of improvements shall be subject to such changes as to details of said plan, not affecting the service to be provided by the plan of improvements, as shall be authorized by the Council either prior to or during the actual course of construction.


Section 4. The cost of improvements described in Section 1 and costs of interim notes and bonds shall be assessed against the property specifically benefited by such improvements, on the basis of the amount of the special benefits to such property. The assessments shall be for the sole purpose of payment into such local improvement district bond fund as may be specified by the City Council for the payment of local improvement district bonds to be issued in part to defray the costs of such improvements.

Section 5. All persons who may desire to object to such improvements and the formation of a local improvement district

are hereby notified to appear and present such objections at the meeting of the City Council to be held in the Council Chambers of the City Hall at 3105 Judson Street, Gig Harbor, Washington, at 7:00 p.m. (local time) on June 10, 1991, which time and place are hereby fixed for hearing all matters relating to said proposed improvements and all objections thereto and for determining the method of payment of said improvements. The City Clerk is hereby directed to give notice of said hearing in the manner required by law, with the date of the first publication to be at least 15 days prior to the date of said hearing, and to mail a notice of such hearing (a form of which is attached hereto as Exhibit B) setting forth the nature of the proposed improvements, the total estimated cost, the estimated benefits of improvements to the particular lot, tract or parcel of land, the time and date of said hearing, at least 15 days before the date thereof, to each owner or reputed owner of any lot, tract, parcel of land specially benefitted by said improvements, at the address shown on the tax rolls of the Pierce County Assessor.

ADOPTED at a regular meeting of the City Council of Gig Harbor, Washington, held on the 13th day of May, 1991.

CITY OF GIG HARBOR, WASHINGTON

By   
Gretchen A. Wilbert, Mayor

ATTEST:


  
Michael R. Wilson  
City Clerk

EXHIBIT A

Map Showing Proposed Boundaries of Hunt/Kimball LID

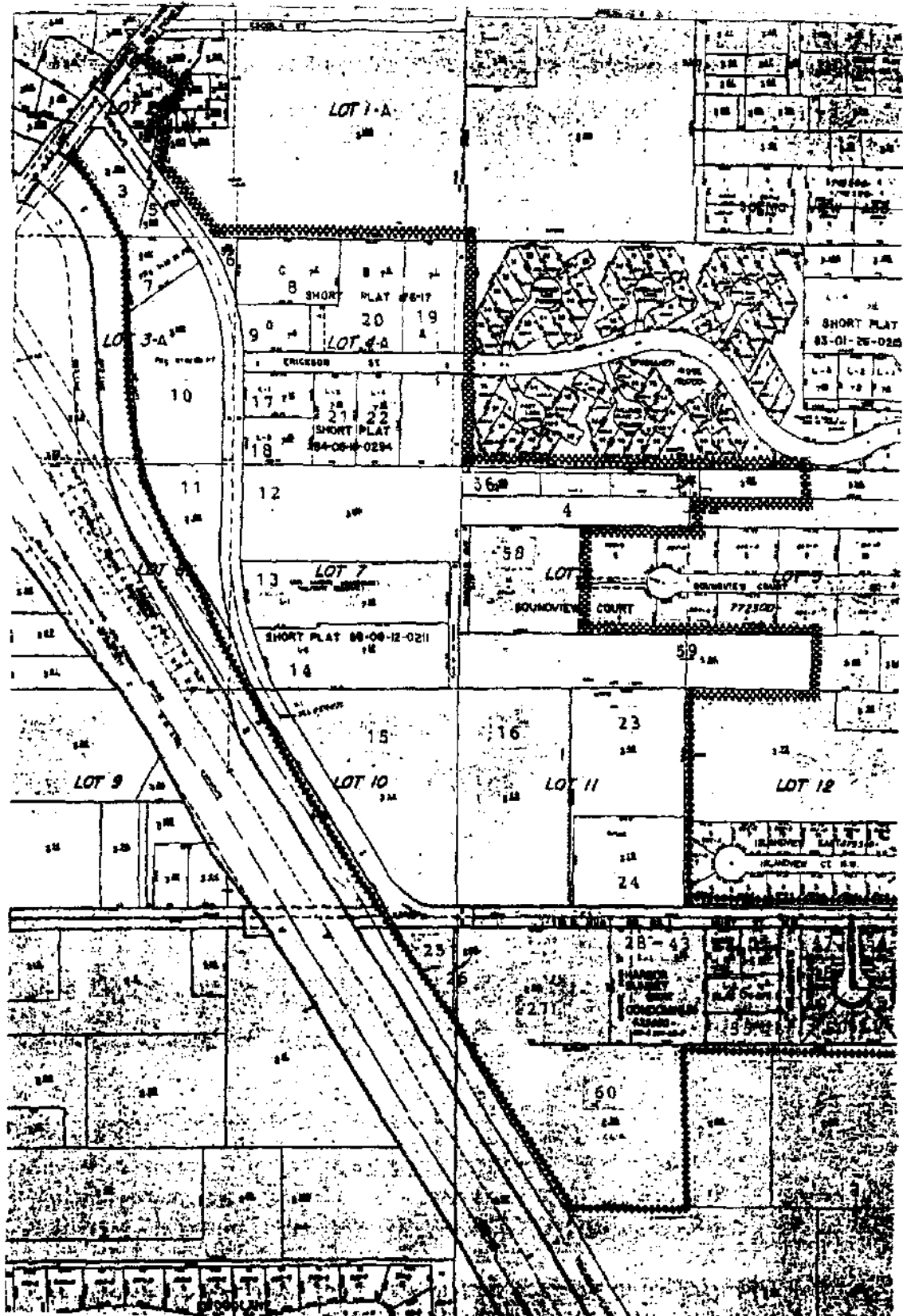




EXHIBIT B

NOTICE OF ADOPTION OF RESOLUTION OF INTENTION  
TO CREATE AND NOTICE OF HEARING ON CREATION  
OF LOCAL IMPROVEMENT DISTRICT

YOU ARE NOTIFIED that on May 13, 1991, the City Council of Gig Harbor, Washington (the "City"), adopted Resolution No. \_\_\_\_\_ declaring its intention to create a local improvement district ("LID") on Kimball Drive/Hunt Street and to order the construction of certain street improvements within said LID. The boundaries of the proposed LID are as set forth in that resolution.

The proposed improvements consist of the following:

- A. Three 11' lanes and one 4' bicycle lane;
- B. Curbs, gutters and sidewalks on both sides of the street;
- C. An enclosed storm drainage system;
- D. Traffic signal at the Kimball and Pioneer intersection;
- E. Street lighting; and
- F. Traffic signal interconnect with Pioneer/SR 16 interchange.

The estimated cost of these improvements, and other expenses in connection with the improvements, is \$1,013,384, of which 95% shall be paid by special assessments levied against the property within the proposed LID specifically benefited by the proposed improvements. Actual assessments may vary from assessment estimates so long as they do not exceed a figure equal to the increased true and fair value the improvement adds to the property.

You are notified that a meeting of the City Council will be held at City Hall, City Council Chambers, 3105 Judson Street, Gig Harbor, Washington, at 7:00 p.m. (local time), on \_\_\_\_\_, 1991, which time and place are fixed for hearing all matters relating to such formation and improvements and for determining the method of payment thereof. Persons desiring to object to the improvements and the formation of the proposed LID may appear at the hearing to state their views.

The estimated amount of the cost and expense of such improvements to be borne by and assessed against the described lot, tract or parcel of land located in Gig Harbor, Washington,

of which you are the owner or reputed owner as shown on the tax rolls of the Pierce County Assessor, is as stated below.

Michael R. Wilson, City Clerk

Name of Owner:

Legal Description of Property:

Estimated Amount of Assessment  
Against the Foregoing Property:

CITY OF GIG HARBOR  
RESOLUTION #314

WHEREAS, AustinCina Architects has requested site plan and conditional use approval for the development of an additional 47,326 square feet of worship and educational facilities to the existing Chapel Hill Presbyterian Church located at 4814 Rosedale Street; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and conditional uses and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated April 1, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on April 17, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated May 1, 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 dated May 1, 1991 is adopted and the application for site plan and conditional use approval is granted subject to the following modified conditions:

1. A storm water drainage plan shall be submitted to the Public Works Department for review and approval. The storm drainage plan shall also include details providing for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Public Works Department, shall be installed prior to occupancy.

2. The proposal shall conform to the City of Gig Harbor Fire Code, as per the City Fire Marshal's recommendations within this report.
3. The project shall not exceed the thirty-five foot height limit as established under the height overlay district standards.
4. A lot line combination shall be submitted to the Gig Harbor Planning Department for review and approval prior to the issuing of any building permits. This will negate the requirement for a variance from the maximum impervious coverage standards.
5. A landscape plan consistent with Section 17.78 shall be submitted to the Gig Harbor Planning Department for review and approval prior to the issuing of any building permits. Landscaping shall be installed, as approved prior to occupancy of the new facilities.
6. In accordance with Section 17.96.070, construction on Phase I of the project must commence within twenty-four (24) months from the date of final council action. Construction of Phase II shall be commenced within thirty-six (36) months of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
7. Sidewalks curbs and gutters shall be provided fronting Rosedale Street, as required per Section 17.01.080.
8. A lighting plan shall be submitted to the Gig Harbor Planning Department for review and approval. The lighting shall be directional and non-glare.
9. In lieu of any required construction improvements prior to occupancy of the expanded facilities, a bond or an assignment of funds equal in amount to 110% of a contractor's bid for the improvements may be considered by the City when the church occupies the space. The bond or assignment shall

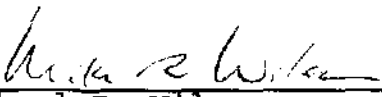
Resolution No.  
Chapel Hill Presbyterian Church  
Page 3

be void for a period of two years from the date on construction. This condition does not supercede the requirements for the posting of a construction and maintenance bond in accordance with the Gig Harbor Municipal Code.

PASSED this 13th day of May, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 5/8/91  
Passed by City Council: 5/13/91

CITY OF GIG HARBOR

RESOLUTION NO. 313

WHEREAS, Mr. Robert Carlson and Lorne Bentley (Harbor Place Marina) have requested a shoreline management substantial development permit (SDP 90-02) and site plan approval (SPR 90-05) to construct and install additional moorage for eight small craft, including additional parking for 4 vehicles, on-site; 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 May 9, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on May 16, 1990; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval in a report issued March 18, 1991 and in a supplemental report of April 9, 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 reports of March 18, 1991 and April 9, 1991, are hereby adopted, in part, and the shoreline substantial development permit SDP 90-02 and site plan SPR 90-05 are approved, subject to the following conditions:

- 1) A storm drainage plan for the additional parking stalls shall be prepared by the applicant or his agent and submitted to the Department of Public Works for review. Upon approval of the plan, required improvements must be installed before the issuance of the building permit for the additional moorage float.

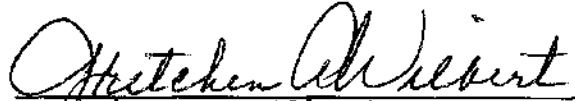
- 2) The construction of the parking area shall precede the construction and installation of the moorage float. A building permit for the floats shall not be issued until required off-street parking is installed.
- 3) Fire flow must be extended onto the new floats and a fire department connection at the pierhead, in accordance with appendix II-C of the 1988 Uniform Fire Code; fireflow must conform to 1974 ISO guide and a fireflow test will be required; fire equipment access must be reviewed per the Gig Harbor Fire Marshal and Pierce County Fire District No. 5; verification will be required for minimum parking stall size and maintenance of a 24 foot-wide driveway between the stalls.
- 4) No vessel or craft is permitted to extend waterward of the outer harbor line.
- 5) Vessels or craft exceeding forty-five (45) feet in length shall not be permitted to berth at the additional two moorage spaces on the northwest side of the facility (slips 20 and 22).
- 6) The two additional moorage spaces on the southeast side of the facility shall not exceed thirty (30) in length and any vessel or craft exceeding thirty-two (32) feet shall not be permitted to berth on that side of the facility (slips 21 and 23).
- 7) In respect to the request for reconsideration requested by adjacent property owners Puratich, Exhibit B, shall be revised to eliminate any possibility of boats tying up to any slip where a boat would extend more than two feet beyond the end of the thirty-foot slips on the southeast side of the marina, or more than two feet beyond the end of the 45 foot slips on the northwest side of the marina.
- 8) As no provisions have been made to provide waste discharge facilities at the marina, and in order to minimize any potential for increased waste discharge into receiving waters at this facility, liveboards (vessels used as a dwelling unit)

Resolution No. 313  
SDP 90-02

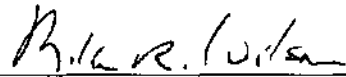
shall not be permitted at the eight additional moorage spaces.

- 9) To assure that adequate off-street parking is available for the total number of moorage spaces created, a covenant shall be filed with the Pierce County Auditor that references the approved site plan and which states that slips 24 through 27 are for the exclusive use of the condominium owners. A copy of the covenant, with the Auditor's file number affixed, must be presented to the City prior to the issuance of the building permit.
- 10) The above conditions are considered reasonable to implement the requirements of the City zoning code, fire code, building code and Shoreline Master Program. Violation of any of these conditions would be subject to a civil penalty assessment under the applicable city codes and Chapter 90.58 RCW and WAC 173-17-050.

Approved this 13th day of May, 1991.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 4/17/91  
Passed by City Council: 5/13/91



CITY OF GIG HARBOR  
RESOLUTION No. 312

WHEREAS, Peninsula School District has requested site plan and conditional use approval for the development of an additional 74,871 square feet of educational facilities to the existing Gig Harbor High School located at 5101 Rosedale Street; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and conditional uses and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated March 15, 1991; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 20, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated April 5, 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 dated April 5, 1991 is adopted and the application for site plan and conditional use approval is granted subject to the following modified conditions:

1. Based upon the traffic study prepared by Heath and Associates and as submitted to the Director of the Department of Public Works, traffic impact mitigation from this project shall consist of the

School District participating, on a fair-share basis, in future improvements to the Skansie Avenue-Rosedale intersection and the Stinson Avenue-Rosedale Street intersection.

2. A storm water drainage plan shall be submitted to the Public Works Department for review and approval. The storm drainage plan shall also include details providing for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Public Works Department, shall be installed prior to occupancy.
3. The proposal shall conform to the City of Gig Harbor Fire Code.
4. The designated wetlands buffer shall remain intact for the life of the project.
5. The project shall not exceed the thirty-five feet height limit as established under the height overlay district standards.
6. In accordance with Section 17.96.070, construction on the project must commence within twenty-four(24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
7. In lieu of any required construction improvements prior to occupancy of the expanded facilities, a bond or an assignment of funds equal in amount to 110% of a contractor's bid for the improvements may be considered by the City. The bond or assignment shall be valid for a period of two years from the date of construction. This condition does not supercede the requirements for the posting of a construction and maintenance bond in accordance with the Gig Harbor Municipal Code.

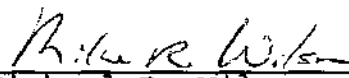
Resolution No.  
Peninsula School District  
Page 3

8. In accordance with Section 17.01.080, sidewalks, curbs and gutters shall be constructed on the north side of Rosedale Street, with the final design to be mutually agreed to by the school district and the Department of Public Works.

PASSED this 22nd day of April, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 4/17/91  
Passed by City Council: 4/22/91

CITY OF GIG HARBOR  
RESOLUTION NO. 311

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON SETTING FORTH A POLICY RELATING TO TRANSPORTATION LEVEL OF SERVICE STANDARDS AND REQUIRING TRANSPORTATION IMPACT MITIGATION.

WHEREAS, it is the intent of the city to maintain the traffic-carrying capacity of intersections and roadways at Level of Service D or better,

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

Section 1. A transportation Level of Service of D, as defined hereafter, shall be maintained on intersection and roadways within and vicinal to the City. The goal and objective of the City is to ensure that design of required traffic improvements occurs at Level of Service C, construction of said improvements occurs at Level of Service D, and that development may be halted if Level of Service E occurs, until Level of Service D or better is attained; and,

Section 2. In the pursuit of this stated goal and objective, the following definitions shall apply:

1. Direct Traffic Impact

"Direct Traffic Impact" means any new increase in vehicle traffic or increase in vehicle traffic generated by a proposed development which equals or exceeds ten (10) peak hour directional trips on any roadway or intersection.

2. Level of Service (LOS)

A qualitative measure describing operational conditions within a traffic stream; described in volume to capacity ratio with alphabetical representations of "A" through "F" as defined in the Highway Capacity Manual Special Report 209 prepared by the Transportation Research Board of the National Research Council (1985), to indicate the amount of congestion and delay at particular locations. Level of Service "A" represents little

or no congestion and delay, while Level of Service "F" represents over-capacity conditions with long delays.

3. Calculated LOS

A calculation that includes existing traffic, the traffic anticipated to be generated by previously approved developments as determined by actual land development information, (if available); otherwise growth rates based on land development information and the anticipated traffic from the subject development and other proposed developments.

4. Peak Hour

The hour during the morning or afternoon which experiences the most critical level-of-service for a particular roadway or intersection.

5. Director

The director of the City of Gig Harbor Public Works Department or his authorized designee.

Section 3. The following mitigation requirements will be observed,

1. Development Approval, General

Any application for approval of or permit for a development in the City of Gig Harbor shall be subject to the provisions of this resolution. Any development which generates more than ten (10) peak hour trips will submit a traffic study to the Public Works Department, at the discretion of the Public Works Director.

2. Director Recommendation, Approval

No approval and/or permit for development shall be granted without the recommendation of the director. The director shall not recommend approval of a development unless, in his opinion, appropriate provisions for necessary road improvements are made as provided in this resolution.


3. Impact Mitigation Alternatives

- A. The applicant agrees to fund it's share of improvements needed to obtain LOS "D" or better, including necessary studies, design costs, etc.; and/or,
- B. The applicant reduces his direct traffic impact to achieve a Level of Service "D" by scaling his project down and/or by using Transportation System Management techniques to reduce the number of peak hour trips generated by the project; and/or,
- C. The applicant agrees to use TSM incentives and/or phases the proposed development as determined by the Director, and/or provides mitigation for identified off-site improvements, if the roadway and/or intersection has already been improved to its ultimate roadway section; and/or,
- D. The applicant, if required by the Council, agrees and commits to participate in applicable transportation improvement districts.

PASSED, this 8th day of April, 1991.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 4/4/91  
Passed by City Council: 4/8/91

CITY OF GIG HARBOR

RESOLUTION NO. 310

WHEREAS, the State Shoreline Management Act provides for the revision of shoreline management substantial development permits, pursuant to WAC 173-14-064; and

WHEREAS, the shoreline management act guidelines do not provide policy regarding any notification requirements for requests for revisions to shoreline management substantial development permits; and

WHEREAS, the City of Gig Harbor City Council considers it appropriate that adjacent property owners should be notified of pending shoreline permit revisions.


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

Section 1. Applicants for shoreline permit revisions shall submit, as part of their request, the names and addresses of the owners of adjacent properties on either side of the subject site. Staff shall send notice to the adjacent property owners of the Council's consideration of a request at least seven (7) days prior to the Council meeting date.

Passed this 25th day of March, 1991.

  
Gretchen S. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 3/20/91  
Passed by city council: 3/25/91

REVISION TO SHORELINE MANAGEMENT DEVELOPMENT PERMIT

No. 82-01

Applicant: Bruce Rodgers for Hennington Place Condominiums.

Address: 2804 Harborview Drive, Unit C  
Gig Harbor, WA 98335

Type of Permit: Substantial Development Permit

Substantial Development: XXX

Variance:

Conditional Use:

Nature of Revision: Extend floats by ten feet each, as per attached plan.

Disposition: Approve

3/25/91  
Date

Gretchen S. Wilbert  
Gretchen S. Wilbert, Mayor

ATTEST:

Michael R. Wilson  
Michael R. Wilson  
City Administrator/Clerk



CITY OF GIG HARBOR  
RESOLUTION NO. 309

A RESOLUTION RELATING TO THE CITY'S PERSONNEL REGULATIONS:  
ADOPTING NEW JOB DESCRIPTIONS TO THE CITY'S PERSONNEL  
POLICIES

WHEREAS, the Gig Harbor City Council has approved the  
creation of two new positions in 1990 and 1991; and,


WHEREAS, the existing personnel policies for the City of Gig  
Harbor do not currently have job descriptions for the  
"Accounting Clerk" and "Police/Municipal Court Assistant  
Clerk" positions, and there is a need to update the "Office  
Clerk" job description;

NOW, THEREFORE, the City Council of the City of Gig Harbor,  
Washington, hereby resolves that Exhibit "A", Personnel  
Regulations is hereby adopted as city policy.

PASSED, this 11<sup>th</sup> day of March, 1991

  
\_\_\_\_\_  
Gretchen S. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 3/8/91  
Passed by City Council: 3/8/91

EXHIBIT 'A'

PERSONNEL REGULATIONS

POLICE/MUNICIPAL COURT ASSISTANT CLERK

Nature of Work

This is clerical, records, and office work performed in public safety and the Municipal Court operations for the City of Gig Harbor.

The person occupying this position is responsible for several clerical functions. Work may be varied in nature, but it follows prescribed procedures.

The employee develops effective working relationships with the public, supervisors, other criminal justice agencies, and city employees.

Control Over Work

The employee is under the direct supervision of the police clerk and the court clerk and the indirect supervision of the Police Chief and City Administrator.

Representative Examples of Duties and Responsibilities

Records and files crime, traffic, and incident reports. Daily maintenance includes review of all criminal, traffic and incident reports turned in by officers for determination of follow-up.

Processes traffic citations, constructs files, etc. Preparation of information for files, computerized records for Police and Court, media information, various prosecutors, attorneys, police departments, and general public.

Maintains communications with the on-duty Officers for the police department via radio and assist with any follow-up information they may request, whether it be from internal records, county, state or national record systems.

Assists public in checking records, answering questions, records messages, crime prevention, court fines, setting court dates, and responds to citizen complaints.

Types letters, memorandums, administrative reports, and the Incident Base Reports. Maintains Uniform Crimes reports which forwards monthly and annual statistics to state and national levels.

Receipts citation payments and develops accurate accounting records. Prepares court deposits and reconciles this with the Cash Summary Report in the absence of the court clerk.

Develops court dockets. Assists the court clerk in setting up files and all necessary paperwork for prosecutors, attorneys, and assigned counsel. Maintains court records, assists Municipal Court judge, performs tasks expected of the Court Bailiff, Jury Manager and any other duties required.

#### Knowledge, Abilities and Skills

Thorough knowledge of office skills: Typing, filing, records management, business English and mathematics.

Considerable knowledge of office equipment: answering telephones, radio dispatching, basic computer operation, typewriters, FAX, and copy machines with speed and accuracy.

Ability to learn assigned tasks readily within a reasonable training period, and to adhere to prescribed routines.

Ability to relate to the public, supervisors, related agencies, and city employees.

Good knowledge of policy and procedure, laws pertaining to storage and release of criminal records, and human relations techniques.

Ability to understand and carry out oral and written instructions.

#### Physical Demands

The employee works in an office setting. Since the employee files data and reports, there is some standing, bending, climbing stairs, and walking. Exposure to adverse weather is minimal.

#### Qualifications required

Minimum three years Police and/or Court related office experience and a high school diploma or GED equivalent; type minimum 40 words per minute.

## OFFICE CLERK

### Nature of Work

This is clerical and office work performed with the Administration, Public Works and Planning departments.

The employee is responsible for several clerical and record-keeping functions within the departments. Work may be varied in nature, but it follows prescribed procedures. The employee develops effective working relationships with the public, supervisors, and city employees.

### Controls Over Work

The employee is under the direct supervision of the Administrative Assistant and indirect supervision of the City Administrator.

### Representative Examples of Duties and Responsibilities

Assists in maintenance of records and files.

Types form letters, memoranda, reports and other materials from clear copy or rough draft.

Sorts and files correspondence, index cards, and other materials, numerically and alphabetically.

Provides back-up support for the Administrative Assistant and Administrative Receptionist when needed.

Assists the Administrative Assistant and City Administrator in other assigned projects.

Assists the public by checking routine records and files for requested information.

Assists in the microfilming of records, reports and documents.

Greets the public by telephone and personal inquiries; makes referrals and obtains routine information.

### Knowledge, Abilities and Skills

Thorough knowledge of office skills: typing, filing, record-keeping and answering telephones.

Ability to type at a net rate of 55 words per minute.

Ability to make computations and tabulations quickly and accurately.

Ability to establish and maintain effective working relationships with other employees and the public.

Ability to understand and carry out written and oral instructions.

Knowledge of bookkeeping principles and practices.

Knowledge of computer/word processor dat input procedures.

Ability to learn assigned administrative tasks readily within a reasonable training period, and to adhere to prescribed routines.

#### Physical Demand

The employee works in an office setting. Since the employee files data and reports, there is some standing, bending, climbing stairs, and walking. Exposure to adverse weather is minimal.

#### Qualifications Required.

Minimum high school diploma or GED equivalent; minimum two years of responsible secretarial, bookkeeping, billing or related official/clerical experience; type minimum 55 words per minute.

## ACCOUNTING CLERK

### Nature of Work

This is clerical and office work performed with the Finance department.

The employee is responsible for several clerical, accounting-support and recordkeeping functions within the finance department under the immediate direction of the Finance Officer and the general direction of the City Administrator.

### Control Over Work

The employee is under the direct supervision of the Finance Officer and indirect supervision of the City Administrator.

### Representative Example of Duties and Responsibilities

Maintains the record of the checkbook for the city. Records all deposits and all checks issued, creates supporting documentation for computer entries and balances cash each day.

Performs data entry within the finance departments, such as claims voucher processing and entry of treasurer's receipts.

Manages all claims processing records; enters and maintains all vendor information and storage of all back-up documentation for all processed claims.

Provides back-up to finance officer on the day-to-day operation of cash and investment management.

Assists with claims processing and coding of expenditures for all departments.

Assists with fixed asset inventories, adjustments and record keeping.

Assists in maintenance of records and files.

Performs data entry for payroll processing, including addition of new employees and changes to employees masterfiles. Processes and maintains the benefit payments and files created by the payroll system.

Assists the Finance Officer and City Administrator in other assigned projects.

### Knowledge, Abilities and Skills

Thorough knowledge of office skills: typing, filing, record-keeping and answering telephone.

Ability to type at a net rate of 55 words per minute.

Ability to make computations and tabulations quickly and accurately.

Ability to establish and maintain effective working relationships with other employees and the public.

Ability to understand and carry out written and oral instructions.

Knowledge of bookkeeping principles and practices.

Knowledge of computer/word processor data input procedures.

Ability to learn assigned administrative tasks readily within a reasonable training period, and to adhere to prescribed routines.

### Physical Demands

The employee works in an office setting. Since the employee files data and reports, there is some standing, bending, climbing stairs, and walking. Exposure to adverse weather is minimal.

### Qualifications Required

Minimum: High School/GED equivalent; minimum two years of responsible secretarial, bookkeeping, billing or related official/clerical experience; type minimum 55 words per minute.

CITY OF GIG HARBOR  
RESOLUTION No. 308

WHEREAS, Phil Arenson, P.B.A., Inc. has requested site plan approval for the development of 1,248 square feet of commercial space on property located at the southeast corner of Erickson Street and Kimball Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated December 4, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on January 16, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated February 13, 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 dated February 13, 1991 is adopted and the application for a site plan is granted subject to the following modified conditions:

1. The auto detail shop shall be constructed in accordance with the approved site plan and shall have insulation in the walls and the ceiling.
2. The auto detail building shall be located no closer than 15 feet from the rear property line




Resolution No.  
Page 2


and plans shall be submitted to the City for review and approval to insure that the existing 15 foot wide buffer is not damaged. If any of the existing buffer is damaged during construction, it shall be replaced subject to a plan approved by the City.

3. The auto detail building shall be painted to match the existing building.
4. Lighting on the north side of the building shall be directional and shielded to prevent glare to the east.

PASSED this 25th day of February, 1991.

  
\_\_\_\_\_  
Gretchen S. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 2/22/91  
Passed by City Council: 2/25/91

CITY OF GIG HARBOR  
RESOLUTION No. 307

WHEREAS, Amy Tsen Wen Yu Inc. has requested permit for shoreline variance for the reconstruction of an existing over-the-water single-family residence on property located at 9109 N. Harborview Drive; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended denial of the project, in a staff report dated December 28, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on January 30, 1991 to accept public comment on; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended denial of in his report dated January 30, 1991.

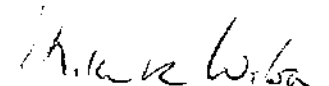
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the Hearing Examiner in his report dated January 30, 1991 is adopted and the application for a shoreline variance permit be denied.

PASSED this 25th day of February, 1991.

  
\_\_\_\_\_  
Gretchen S. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 2/25/91  
Passed by City Council: 2/25/91

CITY OF GIG HARBOR

RESOLUTION 306

WHEREAS, Mr. Paul Gustafson has requested a one year time extension to shoreline management substantial development permit (SDP85-02) to allow for the completion of the Dorotich Marina; and,

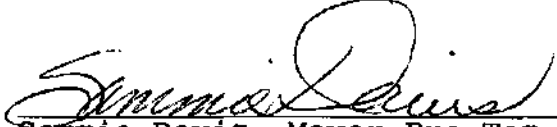
WHEREAS, the Shoreline Management Act, per WAC 173-14-060 (2), permits local government to extend shoreline management permits up to a period of one year; and,

WHEREAS, SDP85-02 will expire on March 19, 1991, unless an extension is granted by the City.


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

That Shoreline Management Substantial Development Permit 85-02 is hereby granted an extension for a period of one year, up to March 19, 1992, subject to the following condition:

1. That construction of sidewalks, curbs and gutters fronting Harborview Drive (as required per SDP85-02) begin immediately, and if substantial progress has not been made by March 19, 1991, the City has the right to take the work over at cost to the property owner to assure timely completion.

  
Sammie Davis, Mayor Pro Tem

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 2/11/91  
Passed by City Council: 2/11/91

CITY OF GIG HARBOR

RESOLUTION No. 305

WHEREAS, the City of Gig Harbor City Council considered, at its regular session of January 14, 1991, the appeal of the Peninsula Neighborhood Association regarding the City hearing examiner's decision of approval on Variance 90-07; and,

WHEREAS, the hearing examiner did approve Variance 90-07 (Western Clinic), as stated in a report of October 4, 1990, with findings and conclusions in support of the applicant's request to place a temporary ninety-six square foot construction identification sign on the applicant's property; and,

WHEREAS, the City Council considered the testimony presented at the public meeting.

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

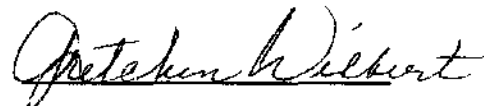
That the findings of the hearing examiner in his report dated October 4, 1990, is overturned, and the appeal of the variance approval is upheld, with the following findings:

1. The standards of the sign code as applied to this type of signage, and for the location proposed, are reasonable and appropriate.
2. The sign code specifies a maximum of thirty-two square feet, as opposed to the applicant's request for ninety-six square feet.
3. A hardship has not been shown by the applicant, as the thirty-two square foot sign currently in place is deemed sufficient to accomplish its basic objective.

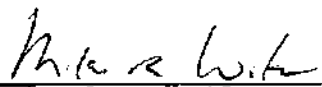
Resolution #305  
Appeal of VAR 90-07  
Page 2

4. Justification of a ninety-six square foot sign at this location, and for the purpose intended, has not been shown.

PASSED this 28th day of January, 1991.

  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 01/23/91  
Passed by city council: 01/28/91

CITY OF GIG HARBOR

RESOLUTION No. 304

WHEREAS, the City of Gig Harbor City Council considered, at its regular session of January 14, 1991, the appeal of the City of Gig Harbor hearing examiner's decision regarding Administrative Appeal 90-03, as petitioned by Messrs. Robert Ellsworth and Mike Thornhill; and,

WHEREAS, the City Council considered the testimony presented at the public meeting; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings in his report dated September 18, 1990.

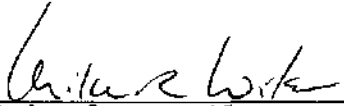
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings of the hearing examiner in his report dated September 18, 1990, is adopted, with the exclusion of Finding G, and the appeal is DENIED.

PASSED this 28th day of January, 1991.

  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 01/23/91  
Passed by city council: 01/28/91

CITY OF GIG HARBOR

RESOLUTION NO. 303

A RESOLUTION RELATION TO PERSONNEL REGULATIONS: ADOPTING A NEW JOB DESCRIPTION AND OTHER CHANGES TO THE CITY'S PERSONNEL POLICIES.

WHEREAS, the Gig Harbor City Council has approved in the 1991 Budget the creation of a new position which presently does not have an approved job description in the city's personnel policies manual; and,

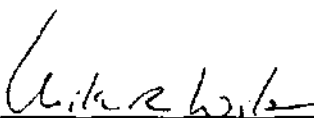
WHEREAS, the Gig Harbor City Council has determined that some existing personnel policies need updating and refinement;

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, DO HEREBY RESOLVE that Exhibit "A", Personnel Regulations, is hereby adopted as city policy.

PASSED this 14<sup>th</sup> day of January, 1991

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 1/11/91  
Passed by city council: 1/14/91

EXHIBIT "A"

CITY OF GIG HARBOR

PERSONNEL REGULATIONS

I. TRAVEL REIMBURSEMENT

When employees are required to travel on city business, they shall be reimbursed for:

1. Private vehicle use, at a rate of \$.26 per mile;
2. The actual and reasonable expenses for lodging and meals.

When employees are making travel and accommodation arrangements, it shall be the responsibility of the employee to obtain, whenever available, government discount rates.

II. NEPOTISM

No person of the immediate family shall be employed by the city in the same department, except temporary employment of no longer than 90 days in any 365 day period which has received prior approval by the City Administrator. This rule shall not affect persons related who are in the city employ on the effective date of the ordinance.

- III. Add the following job description to the Position Classification Plan of the city's personnel policies: Engineering Technician.



## ENGINEERING TECHNICIAN

### NATURE OF WORK

This is a professional and technical position in the field of Public Works for the City of Gig Harbor.

The employee occupying this position is expected to perform complex duties, occasionally in the absence of clearly defined operating procedures, where independent judgment is required. Difficult technical problems are assigned which may require extensive research or extensive knowledge of the assigned function. Under the direction of the Director of Public Works, the incumbent will prepare rough and final drawings for street, sidewalk, water, sewer and other public works and utility projects; perform field inspections of a variety of public works projects and private development abutting public property. The incumbent should be able to develop an effective working relationship with employees, city officials, other municipal and state agency officials and the general public.

### CONTROLS OVER WORK

Under the supervisory control and guidance of the Public Works Director and within the framework of governing federal state and local laws and policies established by the city council, the incumbent will accomplish tasks related to established public works program with the city as well as the tasks associated with general civil engineering. Supervision will be exercised by the Director of Public Works on a day-to-day basis for compliance with internal policies and procedures, quality of work, compatibility with city programs and policies and manner and effectiveness with which the incumbent deals with subordinates, city officials, and the general public.

### REPRESENTATIVE EXAMPLES OF DUTIES AND RESPONSIBILITIES

Under direction, prepares rough and final drawings for street, sidewalk, water, sewer and other public works and utility projects. Researches engineering information; obtains or prepares charts, maps or other data; assists in preparing data for right-of-way acquisitions; prepares maps showing proposed easements.

Measures distance and takes horizontal/vertical angle settings using standard survey equipment and electronic distance measuring devices; accurately records measurements and makes sketches of property characteristics; verifies measurements through mathematical calculations and additional sightings; and prepares maps from survey field data.

Inspects actual work sites to ensure construction is proceeding in accordance with specification standards and plan documents. Ensures that structures, utility lines, roadways, use or storage of materials, site characteristics and construction methods are in compliance with applicable standards and regulations. Advises contractors of potential regulation violations and assists them in developing alternative solutions which meet the standard and intent of the regulations. Keeps notes, diaries, draws sketches and takes photographs to record site conditions, actual construction practices, material quantities and violations. Performs related testing of field calculations as necessary.

Coordinates activities with contractors, city departments, and state regulatory authorities. Responds to request for technical information from other agencies and publications. Responds to citizen requests and questions. Contacts occasionally may be adversarial in nature and the employee must resolve both technical and interpersonal problems in a cooperative and professional manner while conducting his/her other duties.

#### KNOWLEDGE, ABILITIES, AND SKILLS

Knowledge of advanced mathematics including algebra and trigonometry. Good knowledge of the practices, procedures and methods of the civil engineering field of design, standard specification compliance methods, the development community and contractor construction methods.

Ability to communicate technical information effectively orally and in writing. Ability to research statistical. narrative and mapping information and draw conclusions.

Ability to work cooperatively with other city staff, think conceptually, observe and evaluate trends, analyze data and draw conclusions.

Familiarity with federal, state, and local laws, codes and ordinances and standards incident to municipal engineering and development.

Skill in the use of drafting instruments, in helping others comply with standards and/or contract terms.

Ability to establish and maintain effective working relationships with superiors, subordinates, contractors, engineers, property owners, and the general public.

#### PHYSICAL DEMANDS AND WORK ENVIRONMENT

This work is performed primarily in an office or conference room setting. Some amount of local travelling is involved in construction inspection, site visits and surveying, consequently, the incumbent could be exposed to occasional inclement weather and the normal transportation activity work requires average physical agility and dexterity.

#### QUALIFICATIONS REQUIRED

##### Minimum:

Graduation from a vocational school or a community college with an emphasis in either drafting, mathematics, algebra, trigonometry, graphic arts and English with demonstrative achievement in drafting and mathematics; and, at least two years of progressively responsible experience in the field of Civil Engineering Technology.

RESOLUTION NO. 302

WHEREAS, the Gig Harbor City Council on December 7, 1987 adopted Ordinance #526 which established the Building Code Advisory Board; and

WHEREAS, the Gig Harbor City Council has adopted in Ordinance #526 guidelines for the appointment of Building Code Advisory Board members; and,

WHEREAS, the Gig Harbor City Council has found that alternate members shall be designated to act on the Building Code Advisory Board for when the principal members cannot serve due to illness or conflict of interest;

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

The following persons shall serve as principal members of the Building Code Advisory Board for the designated term beginning on January 21, 1991:

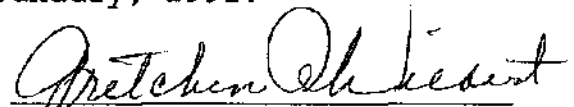
- Mr. William Reed, Architect . . . . . three year term
- Mr. James Zusy, Engineer. . . . . four year term

BE IT FURTHER RESOLVED:

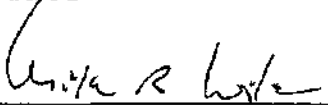
The following persons shall serve as alternate members of the Building Code Advisory Board for the designated term beginning on January 21, 1991:

- Mr. Michael Brown, General Contractor . . . three year term
- Mr. David Freeman, Architect. . . . . four year term

PASSED this 14th day of January, 1991.

  
 Gretchen A. Wilbert, Mayor

ATTEST:

  
 Michael R. Wilson  
 City Administrator/Clerk

Filed with city clerk:  
Passed by city council:

CITY OF GIG HARBOR

RESOLUTION NO. 301

WHEREAS, Dan and Sharon Snuffin have requested site plan approval and a variance (SPR 90-11/VAR 90-14) for the conversion of a single family residence into a catering business, located at 7101 Stinson Avenue; and,

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

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated November 15, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on November 21, 1990 to accept public comment on; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval in his report dated December 5, 1990.

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

That the findings, conclusions and recommendation of the Hearing Examiner in his report dated December 5, 1990 are adopted and the application for a site plan is granted, subject to the following conditions:

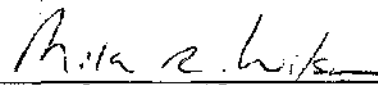
1. The applicant shall submit a drainage plan to the Department of Public Works for review and approval. Any improvements required to control storm water drainage shall be installed prior to issuance of an occupancy permit for the structure.
2. The applicant shall be required to develop fire equipment access, which must be provided by a 24-foot wide (two-way traffic) or fifteen-foot wide all weather roadway (one-way traffic).
3. Fire hydrant and an 8-inch water main shall be provided within 150 feet of all portions of each building; fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements; fire flow must conform to 1974 ISO Guide.
4. Exterior fire wall protection shall be required if

4. Exterior fire wall protection shall be required if the structures are within twenty feet of the property line.
5. Combined access to Stinson Avenue, as described on the site plan, is acceptable. Final approval of the combined access location and design shall be authorized by the Public Works Director prior to issuance of a building permit for the proposal.
6. A landscape plan meeting the requirements of Section 17.80.070(A) shall be submitted to the City prior to issuance of construction permits for the project. All landscaping must be installed prior to the issuance of occupancy permits or within one year of site plan approval, whichever is the lesser. An assignment of funds for the landscaping improvements in an amount equal to 110% of a contractor's bid shall be posted with the city prior to issuance of construction permits. Upon installation of landscaping, the assignment of funds will be released by the city.
7. In accordance with Section 17.96.070, construction on the project must commence within twenty four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
8. The property owner shall be required to participate in any future local improvement district (L.I.D). for the area.

PASSED this 14th day of January, 1991.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 01/11/91  
Passed by city council: 01/14/91

CITY OF GIG HARBOR

RESOLUTION NO. 300

A RESOLUTION OF THE GIG HARBOR CITY COUNCIL APPROVING A CITY-COUNTY INTER-LOCAL AGREEMENT FOR SOLID WASTE PLANNING AND ADOPTION OF AMENDMENTS TO THE TACOMA-PIERCE COUNTY SOLID WASTE MANAGEMENT PLAN.

WHEREAS, the City of Gig Harbor has authority to engage in solid waste management planning pursuant to RCW Chapters 35.67 and 70.95; and,

WHEREAS, the County has authority to engage in solid waste management planning pursuant to RCW Chapters 36.58 and 70.95; and,

WHEREAS, both parties have by ordinance adopted the Tacoma-Pierce County Solid Waste Management Plan; and,

WHEREAS, there is a need for further solid waste management planning by Pierce County and its cities and towns, in conjunction with the Department of Ecology of the State of Washington; and,

WHEREAS, the City of Gig Harbor and Pierce County have proposed a City-County Interlocal Agreement for Solid Waste Planning and a Timeline for the Adoption of Amendments to the Tacoma-Pierce County Solid Waste Management Plan; and,

WHEREAS, a Timeline for the adoption of amendments to the Plan is mandated by the Department of Ecology of the State of Washington,


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

Section 1. The City-Council Solid Waste Interlocal Agreement, attached hereto as Exhibit "A", which is incorporated by reference herein, is hereby APPROVED.

PASSED this 14th day of January, 1991.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with City Clerk: 1/11/91  
Passed by City Council: 1/14/91



## SOLID WASTE INTERLOCAL AGREEMENT

THIS AGREEMENT, made and entered into between Pierce County, a political subdivision of the State of Washington and a municipal corporation, hereinafter referred to as the "County," and the City, a municipal corporation, hereinafter referred to as the "City".

I. Authorization. This agreement has been authorized by the body of each contracting party that is authorized to enter into public contracts. The authorizing resolutions of the contracting parties are listed on Appendix "1" attached hereto and incorporated by reference herein.

II. Purpose. The purpose of this agreement is to establish the respective responsibility of the contracting parties to adopt plan amendments to the Tacoma-Pierce County Solid Waste Management Plan regarding the planning and implementation of waste reduction and recycling programs pursuant to RCW 70.95.080 and .090. This Agreement is entered into in the spirit of continuing cooperative management of solid waste in Pierce County pursuant to RCW chapter 39.34 and as agreed to by the City in its adoption of the Tacoma-Pierce County Solid Waste Management Plan in that certain resolution that is referenced in Appendix "1" attached hereto and incorporated by reference herein. It is the intent of the parties to work cooperatively to establish waste reduction and recycling priorities by July 1, 1991 to meet the scheduling timeline imposed by statute, and to support the Plan's goal to reach fifty percent (50%) recycling by 1995.

III. Approval. This Agreement shall be submitted to the Department of Ecology of the State of Washington along with the Preliminary Draft Plan Amendments on January 1, 1991 for their review and approval processes which should be completed by May, 1991.

### IV. Obligations of Pierce County

A. Provision of Draft. Pierce County agrees to provide to the City and to the Department of Ecology by January 1, 1991, the Preliminary Draft Plan Amendments for waste reduction and recycling programs for their review and approval. The Plan Amendments will include any description provided by the City of its planned or adopted waste reduction and recycling goals, programs, and implementation dates for the programs; or a description of the City's timelines and processes to plan and to adopt waste reduction and recycling programs.

The Plan Amendments will also include:

1. Descriptions of the County's adopted curbside residential recycling collection program which has been developed in cooperation with the franchised garbage haulers and offered to the City as a model program.

2. Descriptions of other County recycling programs, including the public informational and educational programs, in-house recycling and other waste reduction programs, and the data collection program which has been established to evaluate the percentages and amounts of recycling achieved by all jurisdictions of Pierce County. The County will continue to make information about these programs and educational materials available to the City upon request.

3. **New Programs.** The County agrees to design and implement, in cooperation with the franchised haulers, model recycling collection programs for multi-family residences and yard waste. These programs will be designed with the needs of all county citizens in mind and will be in keeping with the WUTC Cost Assessment Guidelines of the Washington Utilities and Transportation Commission and the Guidelines of the Department of Ecology of the State of Washington (WDOE). The County will provide the model programs for the City to review and approve. Where applicable, the County will request that the City adopt the programs or to develop similar equivalent program alternatives in keeping with the Guidelines of the Department of Ecology of the State of Washington (WDOE).

4. The County will develop a planning process to develop commercial recycling programs and to collect household hazardous waste.

B. **Public Comment Period.** The County agrees to conduct a public comment period on the Preliminary Plan Amendments during January and February, 1991. The County will hold public meetings and hearings to gather comment on the Plan Amendments in preparation for the submission of comments to the Department of Ecology of the State of Washington (WDOE) during March, 1991. The County will include any comments received from the City Council.

C. **Public Hearings.** After completion of the review of the Preliminary Plan Amendments by the Department of Ecology of the State of Washington (WDOE), the County will hold public hearings to adopt the Final Plan Amendments which will incorporate the concerns of the Department of Ecology (WDOE), if any. These hearings will be scheduled during May and June of 1991 or within sixty (60) days after the receipt of comments from the Department of Ecology for incorporation into the Plan. The County will provide copies of the Final Plan Amendments to the City for the conduct of public hearings for the final adoption of the Plan during May, 1991, or within sixty (60) days after receiving the comments of the Department of Ecology (WDOE).

V. **Obligations of the City.**

A. **Submission of Plans.** The City agrees to submit to the County by October 31, 1990, either a description of its adopted waste reduction and recycling programs, or the timelines of the City for planning the programs and the processes it will take to adopt and implement said programs.

1. **Curbside Residential Recycling Program.** In keeping with the guidelines of the Department of Ecology (WDOE), the City's plans will include, at a minimum, a curbside residential recycling collection program or an equivalent alternative, and a written commitment to review and to adopt the County's multi-family and yard waste collection programs or to plan equivalent alternatives in keeping with the Guidelines of the Department of Ecology (WDOE).

2. **Source Separated Materials.** As is legislatively mandated in RCW section 70.95.110, the City will agree to begin implementation of the programs to collect source separated materials no later than one year following the adoption and approval of the Plan Amendments and to have these programs fully implemented within two years of approval.

3. **Data Collection Program.** If the City chooses to adopt residential source-separation programs or yard waste collection programs that are different from the model programs offered by the County and the franchised haulers, then the City expressly agrees to implement a data collection program to track the percentage of recyclables and yard waste removed from the County

waste stream and to report this to the County.

4. Other Programs. The City's programs may also include procurement policies, educational programs, and other relevant recycling programs specific to the community and in keeping with the Guidelines of the Department of Ecology and may be coordinated with any of the educational and informational programs of the County.

B. Public Comment. The City agrees to hold public meetings to gather public comment on the Preliminary Plan Amendments during January and February, 1991, and to transmit comments from the City Council to the County by March 1, 1991, to be transmitted by the County to the Department of Ecology of the State of Washington (WDOE) for review by the Department (WDOE).

C. Public Hearings. After completion of the review of the Preliminary Plan Amendments by the Department of Ecology (WDOE), the City will hold public hearings to adopt the final Plan Amendments which will incorporate the concerns of the Department of Ecology (WDOE), if any. These hearings will be scheduled during May and June of 1991, or within sixty (60) days after the receipt of comments from the Department of Ecology (WDOE) for incorporation into the Plan.

#### VI. General Conditions.

Integration. This Agreement, including its Exhibits, represents the entire understanding of the County and the Cities as to those matters contained herein. This Agreement may not be modified or altered except in writing signed by authorized representatives of the contracting parties.

Successors and Assigns. This agreement is binding upon the heirs, successors and assigns of the parties hereto, including successor municipalities and other successor local governmental entities.

Jurisdiction, Venue and Choice of Law. This agreement shall be administered and interpreted under the laws, ordinances and regulations of the United States, the State of Washington, the County of Pierce, and of its cities and towns that have contracted herein. Jurisdiction of litigation arising from this agreement, if any, shall be in the courts of the State of Washington. Venue shall be in the superior court of Pierce County. Disputes not resolved between parties shall be resolved by application to the courts of the State of Washington.

Assignment. None of the contracting parties may assign any right hereunder without the written consent of the other parties. Any attempted assignment without such written consent shall be void.

Severability. In the event that any portion of this contract is determined to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof.

Entire Agreement. This written agreement represents the entire agreement between the parties and supercedes any prior oral statements, discussions, or understanding between the parties. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder.

Time of the Essence. Time is of the essence of this agreement. The time scheduling set forth in this agreement constitutes material obligations of the contracting parties.

Force Majeure. The parties are not liable for failure to perform pursuant to the terms of this Agreement when failure to perform was due to an unforeseeable event beyond the control of any party to this agreement.

Waiver. No waiver by either party of any term or condition of this agreement shall be deemed or construed to constitute a waiver of any other term or condition or any subsequent breach, whether of the same or a different provision of this agreement.

Third Party Beneficiary. This agreement is not entered into with the intent that it shall benefit any other entity or person, except those expressly described herein, and no other such person or entity shall be entitled to be treated as a third party beneficiary of this agreement.

IN WITNESS WHEREOF, this Agreement has been executed by each party on the date set forth below, pursuant to the legislative action set forth below.

DATED this 4<sup>th</sup> day of February, 1991

PIERCE COUNTY

CITY

\_\_\_\_\_  
PIERCE COUNTY EXECUTIVE


Approved as to form:

\_\_\_\_\_  
Deputy Prosecuting Attorney

  
\_\_\_\_\_  
MAYOR, Gretchen S. Wilbert

Pursuant to Resolution No. 300

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

CITY OF GIG HARBOR

RESOLUTION # 299

WHEREAS, Mr. Leslie Skelly has requested preliminary plat and site plan approval for a 14 lot subdivision for single family residences; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SUB 90-04, in a staff report dated July 26, 1990; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on this proposal at a regular meeting of August 15, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SUB 90-04 in his report dated November, 1990.

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

That the findings, conclusions and recommendation of the hearing examiner in his report dated November, 1990 is adopted and the request for preliminary plat approval is granted, subject to the following conditions:

1. In accordance with the requirements of the City of Gig Harbor fire codes, the following must be provided:
  - A. Fire equipment access must be provided by a twenty four foot wide all weather road, with a 45 foot minimum radius for cul-de-sacs.
  - B. Fire hydrants and eight-inch water mains shall be provided within 300 feet of all portions of each lot, along Soundview Drive at 600 foot centers and at the entrance to the subdivision.

C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must conform to 1974 ISO Guide.

D. The private road designation must have a "Lane" designation as opposed to "Court"; Seaview Place must be revised to Seaview Court.

2. The applicant shall either widen Soundview Drive adjacent to the project in accordance with the ongoing improvement of Soundview Drive or shall pay its fair share to the city as follows:

A. The Soundview Drive Project proposes to remove and replace existing pavement, to widen the roadway to three lanes, to construct curbs, gutters and sidewalks on both sides of the street with an enclosed storm drainage system. The exact details of the improvements have yet to be determined by the City Council.

B. The applicant's fair share is calculated as \$29,437 based upon the following factors:

1. The Seaview Estates project has 272 feet of frontage along Soundview Drive;
2. The total improvement cost of Soundview Drive is \$1,360,000; and
3. The total length of the Soundview Drive project is 1.19 miles.

The property owner shall participate, on a fair share basis, in any future L.I.D. on Soundview Drive, should it occur.


3. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to final plat approval.
4. A clearing and grading permit shall be required prior to any site clearing or construction. The application for a clearing and grading permit

shall include provisions for temporary erosion control and dust abatement.

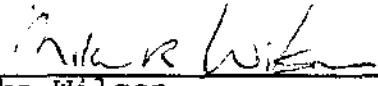
5. Sidewalks, curbs and gutters shall be constructed along all lot frontage within the subdivision and along that portion fronting Soundview Drive prior to final plat approval.
6. All lots must have a minimum lot size of 12,000 square feet, excluding rights-of-way (public or private).
7. The required minimum yards shall be designated on the final plat.
8. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
9. All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.
10. An assignment of funds equal to 110% of a contractors bid for all improvements required under the preliminary plat approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment of funds.
11. In required yard areas abutting the north, south and west perimeters of the subdivision site, and the east perimeter and Soundview Drive right-of-way, all significant trees with a diameter of eight (8) inches or larger (as measured at a height five feet above the existing natural grade) shall be retained. Wherever such trees would be adversely impacted by grading, filling or other construction necessary to the completion of the subdivision, they shall be protected by appropriate measures. A survey of such trees on the entire site shall be completed and those to be retained shall be flagged in the filed for review and approval by the City prior to the issuance of a clearing and grading permit.

The developer shall preserve a majority of the smaller trees and native shrubs in these perimeter yard areas. Nothing in this condition shall be construed as requiring the planting of trees where none presently exist; however, this is encouraged. The developer shall also make an effort to preserve significant trees in other yard areas not abutting the north, south, east and west perimeters of the site.

PASSED this 10th day of December, 1990.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Mike Wilson  
City Administrator/Clerk

Filed with city clerk: 12/07/90  
Passed by city council: 12/10/90



CITY OF GIG HARBOR

RESOLUTION No. 298

WHEREAS, Rose Sehmel has requested site plan approval for the development of 24,000 square feet of commercial and professional office space on property located at the southwest corner of Rosedale Street and Skansie Avenue; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and,

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated March 12, 1990; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on March 21, 1990 to accept public comment on; and,

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated October 17, 1990.

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

That the findings, conclusions and recommendation of the Hearing Examiner in his report dated October 17, 1990 is adopted and the application for a site plan is granted, subject to the following conditions:

1. A six to seven foot high berm shall be created along the south property line. The berm shall then be landscaped along with other areas shown on the site plan. The landscape plan shall be prepared by a licensed landscape architect and shall be submitted to the planning director prior to the issuance of any construction permits. The landscape plan shall incorporate provisions for the retention and protection of native vegetation along the north perimeter of the site and shall include a dense, vegetative buffer on the newly constructed berm along the south property line of no less than twenty feet in width. Landscaping shall be maintained for the life of the project, consistent with

the approved landscape plan. The landscape plan shall also include a mechanical irrigation system, which shall be maintained for the life of the project. Upon approval by the planning director, the landscaping shall be installed, consistent with the approved plan, prior to the issuance of a certificate of occupancy.

2. A storm water management plan, prepared by a registered engineer, shall be submitted to the Department of Public Works prior to the issuance of any construction permits. Upon approval of the Public Works Director, required storm water control improvements shall be installed prior to the issuance of a certificate of occupancy. All storm water management plans shall include provisions for temporary erosion control and sediment containment measures shall be implemented prior to site preparation and grading and shall be maintained up to the completion of construction.
3. The architectural rendition of the structure(s), inclusive of the type of siding material, and as depicted upon the site plan, is accepted. The structure(s) shall adhere to the approved design.
4. A lighting plan for the exterior of the buildings, parking areas and street frontage shall be submitted to the planning director for approval. The lighting plan shall be implemented, as approved, prior to the issuance of the certificate of occupancy. Lighting shall be directional in nature and shall be oriented to retain lighting on the property.
5. Curbs, gutters and sidewalks shall be constructed adjacent to the project in accordance with city standards in effect at the time of building permit vesting.
6. Prior to the issuance of a certificate of occupancy for any building within the project, a contribution of \$5,200 (1.6% of the Stinson/Pioneer intersection improvement costs) shall be made to the city.
7. Substantial progress toward construction of the project shall be commenced within two (2) years of approval of the site plan. Substantial progress shall include the letting of bids or the making of contracts, signing of a notice to proceed, completion of grading and excavating or the installation of major utilities. The project


shall be completed within five (5) years of site plan approval.

8. An assignment of funds equal to an amount of 110% of the value of the required improvements shall be posted with the City prior to the issuance of any construction permits for the project. The value of the assignment of funds shall be based upon a bonafide contractor's bid.

PASSED this 10th day of December, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 11/20/90  
Passed by city council: 12/10/90

CITY OF GIG HARBOR

RESOLUTION NO. 297

A RESOLUTION REGARDING GROWTH MANAGEMENT.

WHEREAS, the City of Gig Harbor wants to promote orderly and environmentally sensitive growth; and

WHEREAS, the 1990 Legislature enacted the state's first comprehensive Growth Management Act (the Act) to guide and integrate local land use, transportation, capital facilities, and economic development planning; and

WHEREAS, the Act authorizes cities/counties to charge development impact fees; and

WHEREAS, the Act recognizes the diversity of growth management challenges facing Washington's large, urban, small, and rural cities/counties and establishes distinct planning requirements for all cities/counties that vary depending upon population and growth rates; and

WHEREAS, the Act maintains local control and encourages local jurisdictions to coordinate their planning efforts; and

WHEREAS, the legislation constitutes a positive step in an evolving state growth management strategy that will be expanded with additional citizen input, experiences from jurisdictions involved in implementation of the Act, and the recommendations of the Governor and his Growth Strategies Commission; and

WHEREAS, Initiative 547 has been put forth that outlines a different approach to growth management; and

WHEREAS, this Initiative creates a new state agency granted authority over local land use decisions; and

WHEREAS, this Initiative establishes a dangerous precedent of requiring local budgeting and land use plans be in compliance with planning goals that do not allow local plans a chance to update to meet these goals; and

WHEREAS, its passage could potentially invalidate numerous environmental protection, transportation, and growth management tools provided to cities during the 1990 Legislative session; and

WHEREAS, the Initiative would discourage efficient growth in urban areas by not providing adequate provisions to accommodate projected growth and, as written, would encourage urban sprawl by permitting development on 2.5 acres parcels throughout rural areas; and

WHEREAS, this Initiative does not adequately recognize planning and economic development distinctions characterized by the diversity of Washington's 268 cities and 39 counties;

NOW, THEREFORE, BE IT RESOLVED, that the City of Gig Harbor strongly endorses the thrust of the Growth Management Act of 1990 as an essential and responsible series of planning and interlocal coordination measures that as implemented, will help direct community, regional, and statewide efforts to enhance Washington's quality of life, environmental protection, and economic vitality;

BE IT FURTHER RESOLVED, that the City of Gig Harbor:

1. Opposes the creation of state-level agencies or panels with limited and selective memberships, such as stipulated in Initiative 547, which are empowered to review and approve or disapprove the substance of local comprehensive plans and associated development regulations; and
2. Opposes Initiative 547 because it will further delay implementation of Growth Management policies and regulations in the fastest growing jurisdictions by altering timelines and local activities now underway to implement the Act and threatens to invalidate other environmental protection, transportation, and growth management tools granted to cities during the 1990 Legislative session; and
3. Opposes Initiative 547 because it subjects every local land use and capital budget decision to unnecessary legal litigation; and


4. Opposes Initiative 547 and its statewide mandatory planning provisions which would establish the same planning requirements in all cities, regardless of size, location, and growth rates; and

BE IT FURTHER RESOLVED, that the City of Gig Harbor supports the continued efforts of the Washington Growth Commission to further strengthen the Act through its recommendations.

PASSED this 22nd day of October, 1990.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 10/18/90  
Passed by city council: 10/22/90

CITY OF GIG HARBOR

RESOLUTION No. 296

WHEREAS, Texaco Marketing and Refining has requested site plan approval (90-09) to remodel and convert service bays at the Pioneer Avenue Texaco Station into an addition to the convenience store and to install a new canopy; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated September 10, 1990; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on September 19, 1990 to accept public comment on SPR 90-09; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR 90-09 in his report dated September 24, 1990.

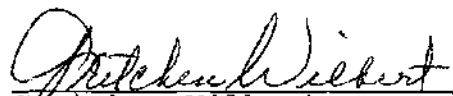
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendation of the hearing examiner in his report dated August 2, 1990 is adopted and the application for a shoreline management substantial development permit is granted, subject to the following conditions:

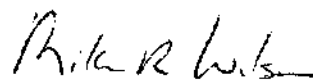
1. The facility shall clearly delineate a minimum of seven parking spaces, conforming to the dimensional requirements of the parking standards of the zoning code.
2. The new canopy shall be a minimum of twenty feet from the front property line.
3. The architectural rendition as depicted on the site plan is accepted as the approved design.

4. A landscape plan meeting the requirements of Section 17.80.070(A) for the perimeter area on the northeast portion of the property shall be submitted to the City prior to issuance of construction permits for the project. All landscaping must be installed prior to the issuance of occupancy permits or within one year of site plan approval, whichever is the lessor. An assignment of funds for the landscaping improvements in an amount equal to 110% of a contractor's bid shall be posted with the city prior to issuance of construction permits. Upon installation of landscaping, the assignment of funds will be released by the city.
5. In accordance with Section 17.96.070, construction on the project must commence within twenty four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
6. The property owner shall participate in a "no-protest" L.I.D. for traffic improvements which may be required by the city at a future date.

PASSED this 8th day of October, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Mike Wilson  
City Administrator/Clerk

Filed with city clerk: 8/24/90  
Passed by city council: 8/27/90



CITY OF GIG HARBOR

RESOLUTION No. 295

WHEREAS, Charles and Diane Hunter have requested site plan approval (90-06) to construct two professional office buildings on property at the southeast corner of Stinson Avenue and Grandivew Street; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated June 14, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR 90-06 in his report dated September 18, 1990.

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

That the findings, conclusions and recommendation of the hearing examiner in his report dated September 18, 1990 is adopted and the application for site plan approval is granted, subject to the following conditions:

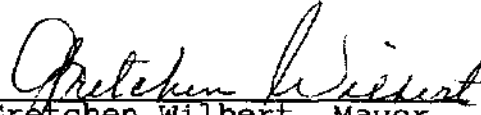
1. A landscape plan prepared by a licensed landscape architect and meeting the requirements of Section 17.78 of the Gig Harbor Zoning Code shall be submitted to the Planning Director for consideration and approval, prior to the issuance of a building permit for the site. The landscape plan shall include provisions for a mechanical irrigation system. Landscaping shall be installed prior to the issuance of occupancy permits.
2. The architectural rendition as depicted on the site plan and as described in Section 10a. of the SEPA environmental checklist is accepted as the approved design.

3. The site shall be served by a twenty four foot wide all weather roadway to accommodate fire equipment access.
4. Fire hydrants and an 8 inch water main shall be provided within 150 feet of all portions of each building; fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must conform to 1974 ISO Guide. Fire protection plans shall be submitted to the Fire Marshall prior to issuance of the building permit.
5. A storm water drainage plan shall be submitted to the Department of Public Works for review and approval. The storm drainage plan shall also include provisions for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Department of Public Works, shall be installed prior to occupancy of buildings.
6. Sidewalks, curbs and gutters shall be installed along the property frontage of Stinson and Grandview.
7. The project may be phased, however an assignment of funds equal to an amount of 110% of a contractors bid for all improvements required under site plan approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment.
8. In accordance with Section 17.96.070, construction on the project must commence within twenty four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.
- 9) The property owner shall pay to the city the sum of nine hundred fifty (\$950.00) dollars for fair-share mitigation improvements of traffic impacts at the intersection of Pioneer and Stinson, as based upon a traffic study completed

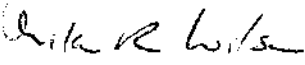
by the applicant's traffic consultant, Heath and Associates.

- 10) The property owner shall participate in a "no-protest" L.I.D. for traffic improvements which may be required by the city at a future date.

PASSED this 8th day of October 8, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

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Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 10/1/90  
Passed by city council: 10/8/90

CITY OF GIG HARBOR

RESOLUTION NO. 294

WHEREAS, growth management in the City of Gig Harbor and within its urban area in unincorporated Pierce County requires the concerted and coordinated efforts of all governmental entities; and

WHEREAS, it is in the public's best interest that local governments coordinate their comprehensive planning efforts in a mutually cooperative manner; and

WHEREAS, the provisions of the State of Washington Growth Management Act require all affected jurisdictions to coordinate their planning efforts within their respective counties; and

WHEREAS, funding support for local planning efforts mandated by the Growth Management Act will be provided by the Washington State Department of Community Development (DCD) and the proceeds therefrom will be prorated among the cities and Pierce County based upon equitable need; and

WHEREAS, the representatives of the cities and towns in Pierce County and Pierce County have agreed, in concept, to the provisions in the attached exhibit "A", "Regional Growth Management Strategy";

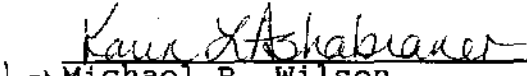
NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington hereby RESOLVE as follows:

Section 1. The Regional Growth Management Strategy, as set forth in exhibit "A", attached hereto, is incorporated by reference and is accepted by the City of Gig Harbor City Council.

Passed this 24th day of September, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 9/18/90  
Passed by city council: 9/24/90

EXHIBIT "A"  
TO RESOLUTION NO. 294

REGIONAL (PIERCE COUNTY) GROWTH MANAGEMENT STRATEGY

1. STRUCTURAL FRAMEWORK. In order to facilitate and coordinate Growth Management Planning within Pierce County and the participating cities and towns in the County, a nineteen member Regional Growth Management Coordinating Committee will be established. Membership will consist of one representative from each of the eighteen cities and town and one member from Pierce County. The Pierce County member will be from the county Planning and Natural Resource Management Department.

The Coordinating Committee will establish their rules of order and select officers from among the membership. They may establish sub-committees to work on specific topics at their option. Alternates may be designated to attend meetings in the absence of the member but decision votes and recommendations must be made by the designated members.

2. TIME FRAME. The tentative time frame for accomplishing the tasks enumerated in the Growth Management Act are as shown on the time line chart attached. The indicated time lines are subject to revision as tasks are accomplished and/or undertaken. These time lines are for Pierce County and may, or may not, be adopted by other jurisdictions. The Growth Management Act prescribes a deadline of July, 1993 for jurisdictions to complete the plan, with an additional year for completing implementing regulations. The Pierce County goal for completion is six months in advance of the State deadline.
3. REGIONAL APPROACH. The formation of the Growth Management Coordinating Committee will provide the basic framework for a regional approach to the required planning. In addition, frequent meetings between and among the cities, towns, and Pierce County will insure a true regional approach.
4. FUND DISTRIBUTION. Funds allocated to the region (Pierce County) will be allocated as indicated on the attached Funding Allocation Plan. This funding allocation is based on a floor amount and/or per capita allocation and funds will be disbursed to participants as received from DCD.

5. YEARLY PRIORITIES. Specific planning tasks/goals are as indicated on the attached time line chart. This chart lists specific tasks in a priority format. It is probable that work will be underway on more than one task at a time but completion will be predicated on the established priority position.

AREA	POPULATION	POPULATION PERCENT	SHARE PER CAPITA	20K MINIMUM	FUNDING PERCENT
BONNEY LAKE	7,000	1.2%	\$10,914	\$20,000	2.24
BUCKLEY	3,190	0.5%	\$5,010	\$20,000	2.24
CARBONADO	460	0.1%	\$716	\$20,000	2.24
DUPONT	565	0.1%	\$895	\$20,000	2.24
EATONVILLE	1,280	0.2%	\$1,968	\$20,000	2.24
FIFE	3,520	0.6%	\$5,458	\$20,000	2.24
FIRCREST	5,450	0.9%	\$8,500	\$20,000	2.24
GIG HARBOR	3,050	0.5%	\$4,742	\$20,000	2.24
HILTON	3,880	0.7%	\$6,084	\$20,000	2.24
ORTING	1,930	0.3%	\$3,042	\$20,000	2.24
PUYALLUP	22,110	3.8%	\$34,443	\$41,442	4.63
ROY	345	0.1%	\$537	\$20,000	2.24
RUSTON	645	0.1%	\$984	\$20,000	2.24
SOUTH PRAIRE	231	0.0%	\$358	\$20,000	2.24
STEILACOOM	5,810	1.0%	\$9,036	\$20,000	2.24
SUMNER	6,040	1.1%	\$9,393	\$20,000	2.24
TACOMA	165,500	28.8%	\$257,741	\$180,501	20.17
WILKESON	365	0.1%	\$537	\$20,000	2.24
UNINCORPORATED PIERCE COUNTY	343,129	59.7%	\$534,351	\$352,766	39.42
<b>TOTAL</b>	<b>574,500</b>	<b>100.00%</b>	<b>\$894,709</b>	<b>\$894,709</b>	<b>100.00%</b>



H442 P05

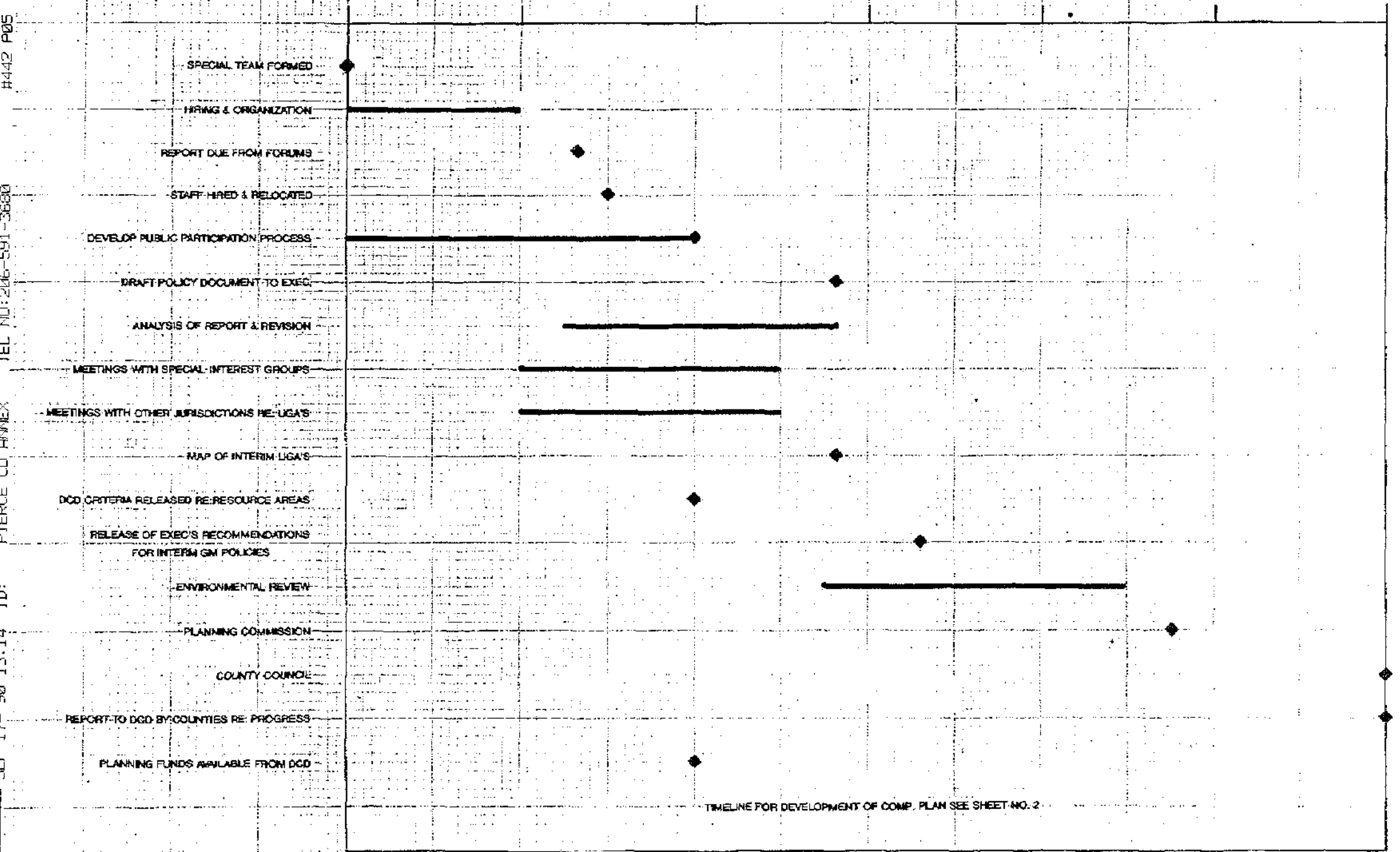
TEL NO: 206-591-3680

PIERCE CO ANNEX

ID: SEP-17-'90 13:14

# GROWTH MANAGEMENT PLAN

JULY                      AUGUST                      SEPTEMBER                      OCTOBER                      NOVEMBER                      DECEMBER                      JANUARY



TIMELINE FOR DEVELOPMENT OF COMP. PLAN SEE SHEET NO. 2

# GROWTH MANAGEMENT PLAN

1980 JULY AUG SEPT OCT NOV DEC 1981 JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC 1982 JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC 1983

RESOURCE LANDS INVENTORY

NEGOTIATION WITH JURISDICTIONS RE URBAN GROWTH BOUNDARIES

PIERCE COUNTY UTILITIES/SERVICES RESEARCH

DEVELOPE CONTROLS FOR RESOURCE LANDS  
PLANNING COMMISSION  
COUNTY COUNCIL

DEVELOP INNOVATIVE LAND USE TECHNIQUES

INVENTORY TRANSPORTATION FACILITIES  
FOCUS AREAS  
PLAN DRAFT

INVENTORY OF HOUSING  
NEEDS ASSESSMENT

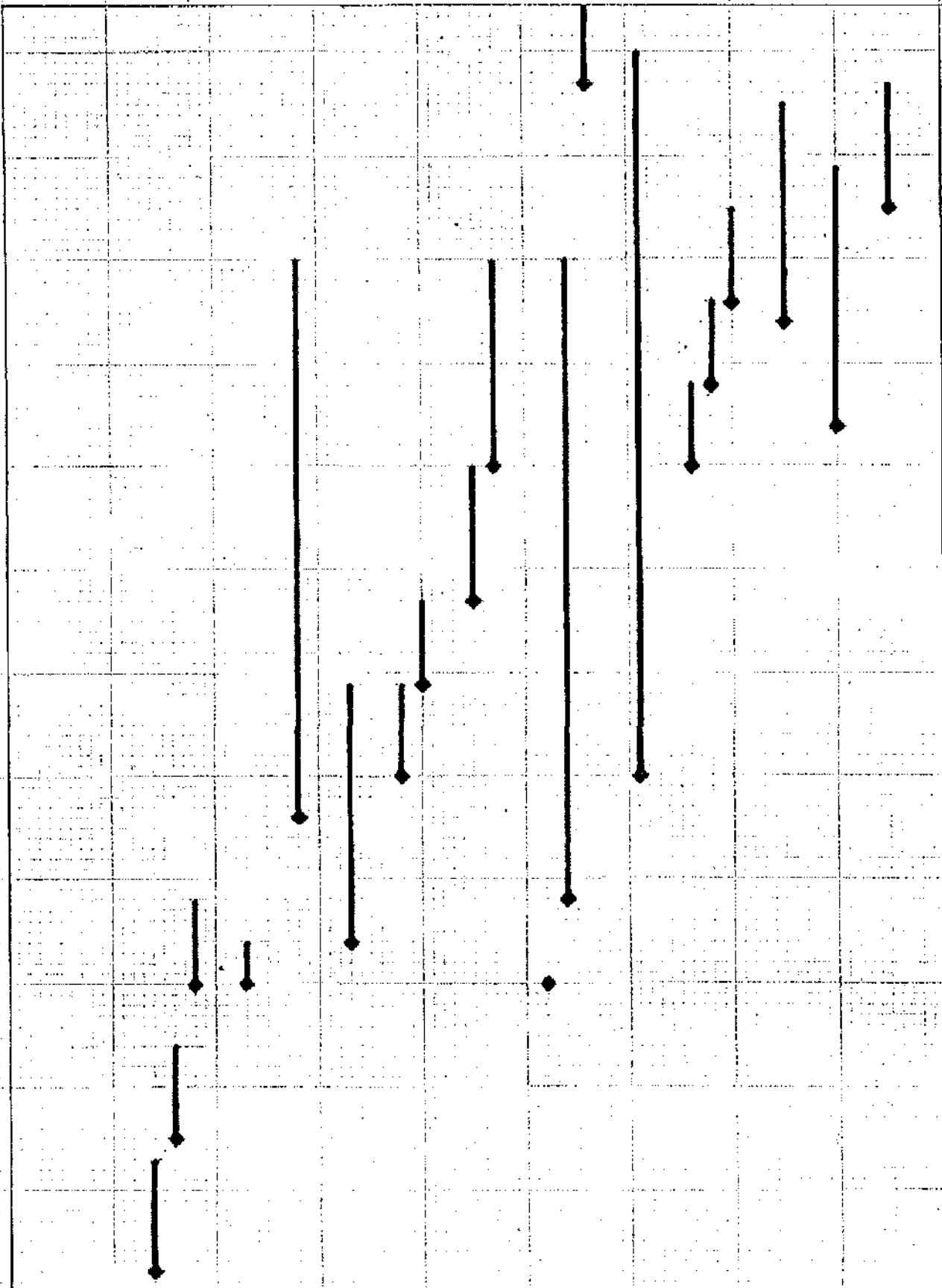
INVENTORY OF CAPITAL FACILITIES  
NEEDS ASSESSMENT

INVENTORY OF LANDS USEFUL  
FOR PUBLIC PURPOSES

RESEARCH ON IMPACT FEES

DRAFT EIS RELEASED

DRAFT PLAN PREP & RELEASE  
PLANNING COMMISSION  
COUNTY COUNCIL



CITY OF GIG HARBOR

RESOLUTION NO. 293

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, REPEALING RESOLUTION NO. 291, ADOPTING A NEW SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, the City Council approved Resolution #291 adopting the Six-Year Transportation Improvement Program on August 27, 1990; and

WHEREAS, there was interest in readvertising and conducting an additional public hearing on the Six-Year Transportation Plan; and

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution; and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future city street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years; and

WHEREAS, a public hearing has been held on the said Six-Year Transportation Improvement Program; and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the Six-Year Transportation Improvement Program;

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


Section 1. Resolution #291 adopting a Six-Year Transportation Improvement Plan approved by the City Council on August 27, 1990, is hereby repealed.

Section 2. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (1991-1996, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project

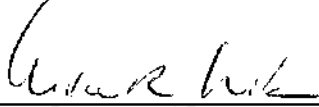
location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Section 3. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this 10th day of September, 1990.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 8/22/90  
Passed by city council: 9/10/90





CITY OF GIG HARBOR

RESOLUTION No. 292

WHEREAS, the Gig Harbor Yacht Club has requested site plan approval (90-07), a conditional use permit (90-02), and a variance (90-06) for the conversion and expansion of a storage building to be used as a recreational meeting facility for the Gig Harbor Yacht Club; and,

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, in a staff report dated July 18, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR 90-07 in his report dated August 2, 1990.

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

That the findings, conclusions and recommendation of the hearing examiner in his report dated August 2, 1990 is adopted and the application for a shoreline management substantial development permit is granted, subject to the following conditions:

1. A landscape plan prepared by a licensed landscape architect or qualified landscape contractor, and meeting the requirements of Section 17.78 of the Gig Harbor Zoning Code shall be submitted to the Planning Director for consideration and approval, prior to the issuance of a building permit for the site. The plan shall include no plants which would normally be considered to be view obscuring, such as Douglas fir or cedar. The landscape plan shall include provisions for a mechanical irrigation system. Landscaping shall be installed prior to the issuance of occupancy permits.
2. A traffic study prepared by a qualified traffic

engineer or transportation planner shall be submitted to the Director of the Department of Public Works prior to issuance of any construction permits for the project. Any improvements required to mitigate identified traffic related impacts shall be installed prior to occupancy of the buildings.

3. The architectural rendition as depicted on the site plan and as described in Section 10a. of the SEPA environmental checklist is accepted as the approved design.
4. The site shall be served by a twenty four foot wide all weather roadway to accommodate fire equipment access.
5. Fire hydrants and an 8 inch water main shall be provided within 150 feet of all portions of each building; fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must conform to 1974 ISO Guide. Fire protection plans shall be submitted to the Fire Marshall prior to issuance of the building permit.
6. A storm water drainage plan shall be submitted to the Department of Public Works for review and approval. The storm drainage plan shall also include provisions for temporary erosion control during site preparation and construction. Storm drainage improvements, as required by the Department of Public Works, shall be installed prior to occupancy of buildings.
7. Sidewalks, curbs and gutters shall be installed along the property frontage of Stinson.
8. An assignment of funds equal to an amount of 110% of a contractors bid for all improvements required under site plan approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment.
9. In accordance with Section 17.96.070, construction on the project must commence within twenty four (24) months from the date of final council action. Failure to commence construction within the allotted time period shall render approval null and void.



Resolution #292

Page 3

10. A notation must be placed on the site plan that the portion of the building within the city right-of-way will be removed by the property owner within 30 days of notification by the city.
11. A copy of the approved site plan must be filed with Pierce County prior to issuance of building permits for the project.

PASSED this 27th day of August, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:



Mike Wilson  
City Administrator/Clerk

Filed with city clerk: 8/24/90  
Passed by city council: 8/27/90

CITY OF GIG HARBOR

RESOLUTION NO. 291

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution; and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future city street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years; and

WHEREAS, a public hearing has been held on the said Six-Year Transportation Improvement Program; and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the Six-Year Transportation Improvement Program;

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

Section 2. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (1991-1996, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

616 HARBOR  
 No: 0490  
 County No.: 27

Hearing Date August 27, 1990

Adoption Date

Resolution No. 0

0

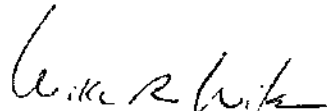
P r i o r i t y No	PROJECT IDENTIFICATION  DESCRIPTION OF WORK  (Street name or number, Co. road name or number, termini beginning & end. Describe work to be done.)	m a j o r c o d e  L N T H S R	T O L L L A S S I F I C A T I O N  T L N R C R Y O V E R L A P I N G	F U N D I N G  A M T U A B	C O S T S  Y E A R S  1 s t 2 n d 3 r d 4 y e a r 5 t h 6 t h	PROJECT COSTS IN THOUSANDS OF DOLLARS										
						OBLIGATION SCHEDULE					FUNDING SOURCE			TOTAL		
						Y E A R					FEDERAL	R A P		FUNDS		
						1	2	3	4	5	6	7	8	9	10	11
1	STINSON / PIONEER INTERSECTION IMPROVEMENTS Connect Stinson to Pioneer across from SR-16 North Bound on/off ramps	1	ABDI	0.40	6	X		25	300					105	220	325
								375								
2	KIMBALL DRIVE / HUNT STREET Pioneer Way to Soundview Drive - Minor widening, curbs, gutters and sidewalks. Storm drainage improvements.	3	ABDFG HIJO	1	8			950							950	950
3	SOUNDVIEW DRIVE SR-16 to Harborview Drive.- Minor widening, curb, gutter and sidewalk. Storm drainage improvements.	3	ABDHI	1.37	8	X		1050					450	600	1050	
4	HILTON AVENUE Vernhardson Street to North Harborview Drive New two lane roadway section with curb, gutter and sidewalk. Enclosed storm drainage improvements	1	ABD GK	0.20	9			125							125	125
5	PIONEER WAY Grandview Street to Harbor Drive.- Minor widening, curb, gutter and sidewalk. Storm drainage improvements.	35	ABDFG HO	0.72	6	X		40	260				240	60	300	
6	STINSON AVENUE Grandview Street to Harborview Drive. - Overall street repair and restoration. Minor street widening and street overlay.	4	AB	1.40	8	X		40	90				90	40	130	
7	ROSEDALE STREET City limits to Harborview Drive.- Overall street repair and restoration. Overlay to be done 1-2 years thereafter.	4	CDE	2.10	8	X		50						50	50	



RESOLVED this 27th day of August, 1990.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 8/22/90  
Passed by city council: 8/27/90

CITY OF GIG HARBOR  
RESOLUTION NO. 290

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, TO INITIATE THE PROCEDURE FOR THE VACATION OF THE PORTION OF GOODMAN AVENUE LYING SOUTH OF HALL STREET AND NORTH OF SELLERS STREET.

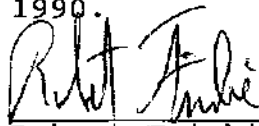
WHEREAS, the City Council desires to initiate the procedure for the vacation of the portion of Goodman Avenue, originally platted as Chehalis Street in Gig Harbor, which lies south of the street currently known as Hall Avenue and originally platted as Ash Street and north of Sellers Street, originally platted as Oak Street, as shown on the plat files on August 20, 1890, denominated as the Town of Artna, Pierce County, Washington.

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

Section 1. A public hearing upon such street vacation shall be held in the council chambers of Gig Harbor City Hall on Monday, August 27, 1990, at 7:00 p.m., at which hearing all persons interested in said street vacation are invited to appear.

Section 2. The City Clerk is directed to post notices of the hearing in three public places and on the street to be vacated and the mail notices to all owners of any property abutting the portion of street to be vacated, pursuant to RCW 35.79.020.

PASSED this 23rd day of July, 1990.



Robert Frisbie, Mayor Pro-tem

ATTEST:



Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 7/20/90  
Passed by city council: 7/23/90

CITY OF GIG HARBOR

RESOLUTION #289

WHEREAS, Mr. Pat Rockey has requested preliminary plat and site plan approval for a 21 lot subdivision for single family residences; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SUB90-02, in a staff report dated June 14, 1990; and

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on this proposal at a regular meeting of June 20, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SUB 90-02 in his report dated July 18, 1990.

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

That the findings, conclusions and recommendation of the hearing examiner in his report dated July 16, 1990 is adopted and the request for preliminary plat approval is granted, subject to the following conditions:

1. The applicant shall construct and install minimum improvements as required by the Gig Harbor Fire Code as follows:
  - A. Fire equipment access must be provided by a twenty four foot wide all weather road, with a 45 foot minimum radius for cul-de-sacs.
  - B. Fire hydrants shall be provided within 300 feet of all portions of each building.
  - C. Fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements and fire flow must

conform to 1974 ISO Guide.

2. The removal of all structures within right-of-ways and easements shall be required.
3. The project shall construct the extension of Edwards Drive to the east and cul-de-sac to City standards, and shall allow for a future connection of Edwards Drive to the east.
4. The project shall improve the north side of Edwards Drive between Stinson Avenue and the project site to include curbs, gutter and sidewalk.
5. Sidewalks, curbs and gutters shall be constructed along all lot frontage within the subdivision, prior to final plat approval.
6. The project shall provide emergency vehicle only access from the cul-de-sac to Rosedale Street via an access easement between lots 7 and 8 and along the west site property line north to Rosedale Street. Said easement shall include provisions for sewer and storm water and shall be constructed in accordance with the conditions outlined in Exhibit C.
7. A storm water management plan shall be submitted to the Department of Public Works for review. Any improvements required to mitigate storm water runoff shall be installed as per the requirements of the City of Gig Harbor prior to final plat approval.
8. Pursuant to R.C.W. 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
9. All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.
10. An assignment of funds equal to 110% of a contractors bid for all improvements required under the preliminary plat approval shall be posted prior to issuance of any construction permits for the project. Upon satisfactory



posted prior to issuance of any construction permits for the project. Upon satisfactory completion of all improvements as required, the City of Gig Harbor will release the assignment of funds.

PASSED this 23rd. day of July, 1990.

Gretchen Wilbert, Mayor

Although approved by council, the Mayor did not wish to endorse this resolution by signing.

ATTEST:

Mike Wilson  
City Administrator/Clerk

Filed with city clerk: 7/20/90  
Passed by city council: 7/23/90

CITY OF GIG HARBOR

RESOLUTION # 288

WHEREAS, Mr. Walt Williamson has requested a shoreline management substantial development permit (SDP89-01), a height variance (VAR 89-08) and site plan approval (SPR89-08) for the construction of a 460 square foot addition to an office at Gig Harbor Marina; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SDP 89-01 in a staff report dated July 13, 1989; and

WHEREAS, the Gig Harbor Hearing Examiner conducted a public hearing on the application on July 19, 1989; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SDP89-01 in his report dated August 2, 1989;


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

That the findings, conclusions and recommendation of the hearing examiner in his report dated August 2, 1989 is adopted and the application for a shoreline management substantial development permit and site plan approval is granted, subject to the following conditions:

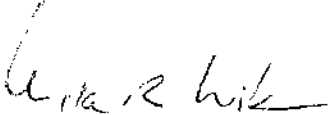
1. The installation of sidewalks, curbs and gutters as previously required under shoreline permit SDP 88-03 shall be accomplished.
2. Applicant shall comply with all other applicable codes of the City of Gig Harbor.
3. The exterior of the addition shall match the existing building in siding type and color.

Resolution #  
Page 2

PASSED this 23rd day of July, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:



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Mike Wilson  
City Administrator/Clerk

Filed with city clerk: 7/20/90  
Passed by city council: 7/23/90

CITY OF GIG HARBOR

RESOLUTION NO. 287

A RESOLUTION OF THE GIG HARBOR CITY COUNCIL SUPPORTING  
PIERCE COUNTY'S JAIL AND JUSTICE FACILITIES BOND ISSUE.

WHEREAS, Pierce County is experiencing a growing,  
drug-related crime problem impacting citizens of every  
community in the county directly or indirectly, including  
those of the City of Gig Harbor; and

WHEREAS, the County's adult correctional facility, which is  
responsible for pre-trial and post-conviction detention of  
all adult felons county-wide, is chronically overcrowded and  
incapable of meeting the increasing demands placed on it;  
and

WHEREAS, the lack of sufficient jail space is causing  
security and safety standards at the jail to deteriorate, as  
well as making jail space unavailable for increasing numbers  
of offenders; and

WHEREAS, population and crime growth rate projections  
indicate the dramatic increase in jail space demands will  
continue during the next decade; and

WHEREAS, the Juvenile Court detention facility, which is  
responsible for pre-trial and post-conviction detention and  
rehabilitation for all juvenile offenders county-wide, has  
deteriorated nearly to the point of obsolescence and is also  
incapable of meeting current or projected demands; and


WHEREAS, the resulting lack of access of law enforcement  
agencies and courts county-wide to detention facilities for  
detaining and punishing known law violators has contributed  
significantly to escalating crime rates and reduced public  
safety;

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

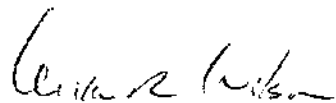
Section 1. That passage of the Pierce County Jail and  
Justice Facilities Bond Issue is of critical importance to  
the health, safety, and well being of the citizens of the  
City of Gig Harbor, and should therefore be approved.

Section 2. That the City Council of the City of Gig Harbor  
endorses Pierce County's Jail and Justice Facilities Bond  
Issue and hereby urges all voters of the city to vote "yes"  
on September 18, 1990.

PASSED this 23rd day of July, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 7/5/90  
Passed by city council: 7/23/90

CITY OF GIG HARBOR

RESOLUTION NO. 286

WHEREAS, Western Clinic and St. Joseph Hospital (Franciscan Health Care Services) has requested site plan approval (SPR90-03) to construct a 30,000 square foot medical facility; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SPR90-03 in a staff report dated April 24, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR90-03 in his report dated May 16, 1990;

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

That the findings, conclusions, and recommendation of the Hearing Examiner in his report dated May 16, 1990, are adopted and the application for a site plan is granted, subject to the following conditions:

1. Any contaminated soils which must be removed from the site shall be disposed of in a manner consistent with applicable state requirements.
2. A landscape plan, prepared by a licensed landscape architect, shall be submitted to the Planning Director prior to the issuance of any construction permits. The landscape plan shall incorporate provisions for the retention and protection of native vegetation, where feasible, and shall include a statement on the maintenance of vegetation on-site, during and after construction. The landscape plan shall also include a mechanical irrigation system. Upon approval by the Director, the landscaping shall be installed, consistent with the approved plan, prior to the issuance of a

certificate of occupancy.

3. A stormwater management plan, prepared by a registered engineer, shall be submitted to the Department of Public Works prior to the issuance of any construction permits. Upon approval by the Director of Public Works, required stormwater control improvements shall be installed prior to the issuance of a certificate of occupancy. All stormwater management plans shall include provisions for temporary erosion control and sediment containment. Erosion control and sediment containment measures shall be implemented prior to site preparation and grading and shall be maintained up to the completion of construction.
4. The architectural rendition of the structure(s), inclusive of the type and color of siding material, and as depicted upon the site plan, is accepted. The structure(s) shall adhere to the approved design.
5. A lighting plan for the exterior of the buildings, parking areas, and street frontage, shall be submitted to the Planning Director for approval. The lighting plan shall be implemented, as approved, prior to the issuance of a certificate of occupancy.
6. Substantial progress toward construction of the project shall be commenced within two (2) years of approval of the site plan. Substantial progress shall include the letting of bids or the making of contracts, signing of a notice to proceed, completion of grading and excavating, or the installation of major utilities. The project shall be completed within five (5) years of site plan approval.
7. Traffic control improvements, as required for traffic impact mitigation, shall be installed prior to the issuance of a certificate of occupancy. Said mitigation shall be based upon recommendations of the traffic study submitted by the applicant.
8. A proportional share of the traffic control improvements on Kimball Drive, including any

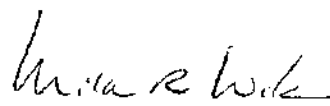
improvements required at the intersection of Hunt Street and Soundview Drive shall be assessed to the development under a future LID. The owner of the property, including future owners, shall be obligated to participate in the LID.

9. A sidewalk shall be installed abutting the subject site along both Kimball Drive and Hunt Street in accordance with adopted city codes.
10. The applicant shall hire an arborist or landscape architect to examine the large trees on the site. Said arborist or landscape architect shall determine if any of the trees which have been proposed to be saved are diseased and should be cut down.

PASSED this 25th day of June, 1990.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 5/24/90  
Passed by city council: 6/25/90



CITY OF GIG HARBOR

RESOLUTION NO. 285

A RESOLUTION DECLARING CITY EQUIPMENT SURPLUS AND ELIGIBLE FOR SALE.

WHEREAS, the Gig Harbor City Council has determined that city owned equipment is surplus to the city's equipment needs has been or is in need of being replaced with new equipment; and

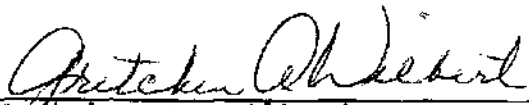
WHEREAS, the city may declare such equipment surplus and eligible for sale;

NOW, THEREFORE, the City Council of the City of Gig Harbor hereby RESOLVE as follows:


To declare as surplus:

- 1) a 1983 Malibu sedan, vehicle identification number 1G1AX69HXDR20365;
- 2) a 1983 Malibu sedan, vehicle identification number 1G1AW69H1DR203617;
- 3) a 1987 Chevrolet Caprice sedan, vehicle identification number 1G1BL5168HX169887;
- 4) a 1981 Oldsmobile Cutlass sedan, vehicle identification number 1G3AM47N8BM492175; and
- 5) a 1978 Mercury Zephyr sedan, vehicle identification number 8Z32Y502596.

PASSED this 11th day of June, 1990.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 6/8/90  
Passed by city council: 6/11/90

CITY OF GIG HARBOR

RESOLUTION NO. 284

A resolution of the City of Gig Harbor, Washington adopting the Tacoma/Pierce County Local Hazardous Waste Management Plan for the sound management of hazardous wastes generated by households and by businesses in small quantities.

WHEREAS, Chapter 70.105.220(1) RCW decrees that each jurisdiction, or combination of contiguous local jurisdictions, develop and implement a local hazardous waste management plan to address these wastes; and

WHEREAS, an estimated twelve to thirteen million pounds of hazardous waste are disposed annually by households and small quantity generators in Pierce County; and

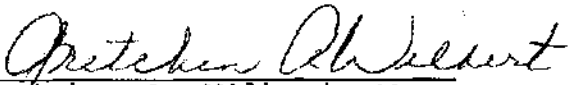
WHEREAS, hazardous wastes from households and small quantity generators commonly enter the solid waste and wastewater streams and have been demonstrated to degrade the health of the environment, and the Gig Harbor City Council recognizes that the health of the environment impacts the public health; and

WHEREAS, hazardous wastes generated by households are not addressed by state or local regulation, and hazardous wastes generated by small quantity generators are addressed by state regulations only under certain circumstances; and

WHEREAS, the Gig Harbor City Council advocates environmentally sound waste management; and

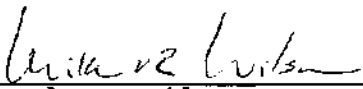
WHEREAS, the Tacoma/Pierce County Local Hazardous Waste Management Plan establishes guidelines for reducing the generation of household and small quantity generator hazardous wastes and for the safe and responsible management and disposal of these wastes;

NOW, THEREFORE, the City Council for the City of Gig Harbor, Washington, hereby RESOLVES that the Final Draft Tacoma/Pierce County Local Hazardous Waste Management Plan is hereby approved.

  
Gretchen A. Wilbert, Mayor

Hazardous Waste Resolution  
Page 2

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 6/6/90  
Passed by city council: 6/11/90

CITY OF GIG HARBOR

RESOLUTION NO. 283

WHEREAS, Telephone Utilities of Washington has requested a site plan approval (SPR90-04) to construct two twelve foot high pole storage buildings; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land-use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SPR90-04, in a staff report dated April 14, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR90-04 in his report dated May 16, 1990;

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

That the findings, conclusions, and recommendation of the Hearing Examiner in his report dated May 16, 1990, is adopted and the application for a site plan is granted, subject to the following conditions:


1. The applicant shall submit a drainage plan to the Department of Public Works for review and approval. Any improvements required to control storm water drainage shall be installed prior to issuance of an occupancy permit for the structure.
2. The applicant shall be required to develop fire equipment access, which must be provided by a fifteen foot wide all-weather roadway.
3. Fire hydrants and an eight inch water main shall be provided within 150 feet of all portions of each building; fire hydrants and water mains must conform to Gig Harbor Public Works Department and Fire Marshal requirements; fire flow must conform to 1974 ISO Guide.

Telephone Utilities Site Plan Resolution  
Page 2

PASSED this 29th day of May, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 5/24/90  
Passed by city council: 5/29/90

CITY OF GIG HARBOR

RESOLUTION NO. 282

A resolution modifying the city's policy on annexation.

WHEREAS, the Gig Harbor City Council enacted a formal policy on annexation on June 13, 1983, by the adoption of Resolution # 171; and,

WHEREAS, the existing annexation policy has not been changed or updated since its adoption; and,

WHEREAS, the City council is interested in changing the focus of the city's annexation policy;

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, DO HEREBY RESOLVE the following:

Section 1. General Provisions.

- A. It shall be the policy of the City of Gig Harbor to accept a geographic expansion of its boundaries which recognize the need of residents and businesses to annex to the City of Gig Harbor if such addition is beneficial to the City of Gig Harbor.
- B. The City of Gig Harbor acknowledges that annexation is an orderly method by which legal boundaries of the city can be extended to keep pace with actual urban growth. The city also acknowledges that annexation should serve the long-term interest of the entire community and not merely the interest of any one group.
- C. The City of Gig Harbor shall only consider requests for annexations that are within its designated future city boundaries (annexation area) as set forth in the Urban Area Agreement the city has executed with Pierce County. In order for an annexation request for property outside the city's annexation area to be considered, the boundaries set for within the Urban Area Agreement will first need to be amended to incorporate such area.

Annexation Policy Resolution

Page 2

- D. The City of Gig Harbor will assist applicants for annexation within reasonable limits by meeting with them and by supplying documents, forms, and information necessary to process a proposal.
- E. The evaluation of an annexation proposal shall include but not be limited to:
  - 1. Density of development (proposed and/or existing);
  - 2. The extent and quality of existing public services and the existing utilities system;
  - 3. Water, sewer, and storm drainage characteristics;
  - 4. Condition of existing streets;
  - 5. Long-term maintenance costs of the utility and street systems;
  - 6. Cost/revenue balance for general government services and utilities;
  - 7. Logical boundaries;
  - 8. Condition and/or existence of sidewalks, curbs, lighting, and underground wiring; and,
  - 9. Park and recreational facilities.
- F. Full non-emergency services shall not be guaranteed to a newly annexed area for two years due to the lag in revenues generated by the new area.

Section 2. Boundaries.

- A. Annexation proposals shall be evaluated on the basis of maintaining a logical corporate boundary line.
- B. An annexation boundary should recognize the integrity of existing and future neighborhoods while maintaining logical service areas.
- C. Direct access to the annexation area should be available from contiguous city territory, thus avoiding "gaps" consisting of unincorporated areas.

Annexation Policy Resolution

Page 3

- D. Proposed boundaries shall, where possible, follow water bodies, streets, land contours, and other physical features to create regular and recognizable boundaries.
- E. The city prefers large area annexations to ensure that capital improvements can be better planned and financed. However, the city will consider small area annexations where special circumstances exist.

Section 3. Land Use.

- A. Land-use for proposed annexing areas should be, where possible, consistent with the city's comprehensive plan and land-use regulations.
- B. The city shall evaluate the proposed land-uses on the basis of all land-use regulations and the current uses and development within the proposed area.
  - 1. If the proposed area is substantially developed (at least 60% of the land has been improved with permanent structures) a zoning district designation should be applied that would most nearly reflect the existing pattern and intensity of development within the annexation area. If the city's land-use regulations do not provide guidance, the city shall initiate a zoning/special district study, parallel to the annexation proceedings, and apply a zoning classification based on the results of the study.
  - 2. If proposed properties are largely undeveloped (more than 40% is vacant or undeveloped), a city zoning district designation(s) should be applied that most nearly reflects the patterns and intensities of land use, found in the city's comprehensive plan.
- C. The determination of zoning process should occur simultaneously with the annexation process. This ensures reliability for the property owners and the city as to permitted uses when the annexation is effective.
- D. The zoning classification specified at the time of annexation shall be in effect for eighteen (18) months before a change in classification can be requested.



- E. Owners of annexing properties should acknowledge, by letter, their understanding of the city's land-use regulations and decisions as applied to their proposal.

Section 4. Utilities.

- A. The city should anticipate the utility needs of future annexation areas and develop the necessary utility capacities to serve those areas. Existing facilities would be improved and renovated to increase their utilization and adjust to the changing needs of the population.
- B. The utility networks of the city should relate to the needs of all its citizens.
- C. Areas proposed for annexation shall be analyzed for their potential affect on the city's utilities and to determine the condition of existing utilities within the proposed area.
- D. Property owners shall assure the city that improvements will be made in the annexed area or elsewhere in the city network to correct identified deficiencies or the lack of specific facilities.
- E. Where facilities within an area are deemed to be substandard or where a lack of facilities jeopardizes the public's health and safety, prior commitments from property owners to form LID's for improvements may be required.
- F. An adequate water supply and distribution system for domestic use, fire flow, and fire protection shall be maintained. The city shall not allow an annexed area to compromise its fire rating.
- G. The duplication of utilities extension and other capital intensive facilities, by adjoining jurisdictions or districts, should be avoided.
- H. if a utility district exists within an area proposed for annexation, the city shall evaluate the benefits of purchasing the system versus developing a service agreement. The primary concern should be the needs and financial concerns of the people served and the effects on the city systems.

Annexation Policy Resolution

Page 5

- I. Annexation proposals should include an acknowledgement that the cost of improvements in sewers, water service, and streets shall be the property owners' responsibility.

Section 5. Streets.

- A. The city shall analyze the condition of all streets within a proposed area to identify safety problems, needed improvements, and long-term maintenance or safety problems.
- B. The city shall require street deficiencies to be corrected if the pose significant maintenance or safety problems.
  1. Necessary corrections may vary and should be determined on a case by case basis.
  2. Property owners must indicate their willingness to finance the necessary improvements.
- C. The city shall require that all private streets within a proposed area that are a part of a transportation corridor be dedicated to the city and upgraded to necessary design and construction standards to ensure adequate access and right-of-way for emergency vehicles and to ensure continuity and proper maintenance.

Section 6. Public Safety.

- A. The city shall deny any proposed annexation that reduces the existing level of police service.
- B. All existing buildings within a proposed area shall meet the city's fire and life safety requirements within two years of the annexation date.
- C. The city should avoid annexing any major portion of a fire district at one time.

Section 7. Financial Considerations.

- A. The costs and benefits of any proposed annexation shall be clearly defined for all affected parties.
- B. Annexations must be economically feasible from the standpoint of long-term revenue and service costs.


Annexation Policy Resolution  
Page 6

- C. Property owners within an annexation area shall be responsible for or reasonably share in the cost of improving utilities necessary to meet the additional demand.
- D. All newly annexed areas shall bear a pro-rata share of the city's general obligation indebtedness existing as of the date of annexation.
- E. Information relating to short-range and long-range capital improvements and the methods of financing these improvements shall be included in an annexation proposal.

PASSED this 29th day of May, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 5/14/90  
Passed by city council: 5/29/90

CITY OF GIG HARBOR

RESOLUTION NO. 281

A resolution relating to personnel regulations: adopting new job descriptions.

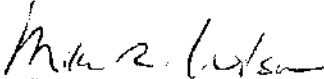
WHEREAS, the Gig Harbor City Council has approved in the 1990 Budget the creation of two new positions which presently do not have approved job descriptions in the city's personnel policies manual,

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, DO HEREBY RESOLVE that Exhibit "A", Personnel Regulations, is hereby adopted as city policy.

PASSED this 14th day of May, 1990

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 5/10/90  
Passed by city council: 5/14/90

## POLICE/MUNICIPAL COURT ASSISTANT CLERK

### Nature of Work

This is a responsible clerical, accounting, and administrative support position in public safety and the Municipal Court operations for the City of Gig Harbor.

The person occupying this position is responsible for several clerical functions. Work may be varied in nature, but it follows prescribed procedures: typing, filing, records management, answering the telephone, and radio dispatching.

The employee develops effective working relationships with the public, supervisors, other criminal justice agencies, and city employees.

### Control Over Work

The employee is under the direct supervision of the police clerk and direct supervision of the court clerk.

### Representative Examples of Duties and Responsibilities

Records and files crime, traffic, and incident reports.

Processes traffic citations, constructs files, etc.

Receipts citation payments and develops accurate accounting records.

Assists public in checking records, answering questions, records messages, and responds to citizen complaints.

Types letters, memorandums, administrative reports, police reports, and Incident Base Reports.

Reconciles the court's monthly bank statement.

Develops court dockets.

Maintains court records.

Assist Municipal Court judge during trials. Able to work in court as bailiff and jury manager.

Able to work with the public, police, attorneys, and personnel from related agencies.

### Knowledge, Abilities, and Skills

Thorough knowledge of office skills: typing, filing,

record-keeping, business English, mathematics, and answering telephones.

Ability to learn assigned tasks readily within a reasonable training period, and to adhere to prescribed routines.

Ability to relate to the public, supervisors, related agencies, and city employees.

Good knowledge of policy and procedure, laws pertaining to storage and release of criminal records, and human relations techniques.

Ability to understand and carry out oral and written instructions.

#### Physical Demands

The employee works in an office setting. Since the employee files data and reports, there is some standing, bending, climbing stairs, and walking. Exposure to adverse weather is minimal.

#### Qualifications Required

Minimum three years related office experience and a high school diploma or GED equivalent; type minimum 40 words per minute.

## PLANNING-BUILDING ASSISTANT

### Nature of Work

This is a para-professional and technical position in the field of land-use development and construction for the City of Gig Harbor.

The employee occupying this position will be working in areas involving land-use administration and building codes. Under the direction of the Director of Planning and/or the Building Official, the incumbent will be assisting the general public and the development community in the review of construction project proposals, building permits and code interpretation; gathering and interpreting data in respect to current land-use planning projects such as variances, conditional use permits, short subdivisions and subdivisions; perform various inspection services pertinent to non-commercial structures. The incumbent should be able to develop an effective working relationship with elected officials, department managers, city employees, and the general public.

### Controls Over Work

Under the supervisory control of the Planning Director and within the framework of governing federal, state, and local laws and policies established by the City Council, the incumbent will perform tasks related to established community development programs as well as tasks associated with the land-use, building, and environmental protection codes of the city. Supervision will be exercised on a daily basis for compliance with internal policies and procedures, quality of work, compatibility with city programs and policies, and the manner and effectiveness in which the incumbent deals with subordinates, city officials, and the general public.

### Representative Duties and Responsibilities

Under direction, provides assistance to the general public and the development community in the processing of land-use and construction permits and the interpretation of applicable land-use and building codes such as the city zoning ordinance and building codes.

Reviews non-commercial building installation and plans and assists the Building Official in the review and processing of building permits, including some field inspection duties.

Develops and updates various city maps pertinent to zoning,

comprehensive plans, and special projects as may be assigned by the Planning Director.

Under direction, performs special studies relevant to land-use trends within the city such as population and economic data, land-use and resource inventories and building and construction data.

Provides non-technical assistance relevant to public works and city utilities inquiries.

#### Knowledge, Abilities and Skills

Good knowledge of current planning principles and practices pertinent to zoning, subdivisions and environmental codes.

Knowledge and ability to read and interpret legal descriptions of real property using county assessors' maps and property deeds.

Familiarity with Washington State Uniform Building Codes, particularly relevant to basic construction requirements for non-commercial structures.

Familiarity with State and local laws, codes, and ordinances incident to municipal planning and development.

Ability to think conceptually, observe and evaluate trends, analyze data and draw conclusions.

Ability to communicate well, both orally and in writing.

Ability to gain and maintain effective working relationships with fellow employees, city officials, other municipal and state agency officials, and the general public.

#### Physical Demands and Work Environment

This work is performed in an office environment. A slight amount of local traveling is involved in land use surveys, inspections, and site visits. Consequently, the incumbent could be exposed to inclement weather and normal transportation activity. Work requires average physical agility and dexterity.

#### Minimum Qualifications for the Position

Candidates for the position should have a four-year college or university degree with major course work in planning, public administration, environmental studies, engineering,



or a closely related field and one year experience. An associate degree in engineering or a closely related field may be substituted for a four-year degree providing the applicant has a minimum of three years experience in land-use planning, building code inspection or a related field. A valid Washington State drivers license is required.

CITY OF GIG HARBOR

RESOLUTION NO. 280

A resolution relating to personnel regulations: adopting changes to the city's personnel policies.

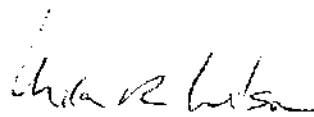
WHEREAS, the Gig Harbor City Council has determined that some existing personnel regulations need improvement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, that Exhibit "A", Personnel Regulations, is adopted as city policy.

PASSED this 23rd day of April, 1990.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
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Michael R. Wilson  
City Administrator

Filed with city clerk: 4/6/90  
Passed by city council: 4/23/90

EXHIBIT "A"

CITY OF GIG HARBOR

PERSONNEL REGULATIONS

"R. EDUCATION PROGRAM

Upon satisfactory completion of a job-related educational course when the employee who desires to take the course has prior written approval from the City Administrator, the city shall reimburse the employee for the education course up to a maximum of \$160 per credit hour. The city agrees to compensate reasonable expenses for textbooks required for such course and will retain such textbooks in the department of the Department Director.

CITY OF GIG HARBOR

RESOLUTION #278

WHEREAS, Mr. Ed Conan has requested a shoreline management substantial development permit (SDP90-01) to excavate approximately one thousand cubic yards of petroleum contaminated material and replace with clean material; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, SDP 90-01 in a staff report dated March 9, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SDP90-01 in his report dated March 23, 1990.

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

That the findings, conclusions and recommendation of the hearing examiner in his report dated March 23, 1990 is adopted and the application for a shoreline management substantial development permit is granted, subject to the following conditions:


1. Prior to excavation of the site, the applicant shall submit an application for a grading permit to the City of Gig Harbor, which shall include erosion control plans for, during, and after construction. The grading plans shall document the pre-construction elevation of the excavated portion of the property.
2. Prior to excavation of the site, the applicant shall comply with the requirements of the Department of Ecology in respect to soils analysis and upland disposal of the contaminated material as detailed in the Department's letter to the City of Gig Harbor of February 16, 1990. Written verification of approval from the Department of Ecology shall be submitted to the city prior to issuance of the grading permit.

3. The contractor shall ensure that the excavated material is securely contained to prevent spillage onto city right-of-way.
4. The replacement fill material shall consist of clean material and shall not exceed the pre-construction elevation.
5. The excavated petroleum contaminated material shall be disposed of outside the limits of the City of Gig Harbor Urban Planning Area, as defined on the Comprehensive Plan Urban Planning Area, Map A.
6. A temporary impervious cover (including visqueen, asphalt class B, or concrete) shall be utilized during the excavation phase to prevent entry of surface runoff or rainfall into the contaminated soil.

PASSED this 9th day of April, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
Karin L. Ashabraner  
Administrative Assistant

Filed with city clerk: 4/5/90  
Passed by city council: 4/9/90

CITY OF GIG HARBOR

RESOLUTION #277

WHEREAS, Mr. Jerry Clark, through his representative James Richardson, has requested preliminary subdivision and conditional use approval of an eleven lot subdivision for duplexes on four acres, at a density of approximately one duplex per fifteen thousand square feet; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the review of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, Subdivision 90-01/CUP 90-01, at a density of one dwelling unit per twelve thousand square feet, in a staff report dated February 5, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SUB90-01 and CUP90-01, but has recommended denial of Administrative Appeal 90-01, in his report dated March 9, 1990,

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

That the findings, conclusions and recommendation of the Hearing Examiner in his report dated March 9, 1990 is adopted and the application for preliminary subdivision and conditional use approval is granted, subject to the following conditions:

- 1) The subdivision shall have a minimum lot size of 12,000 square feet for each dwelling unit, up to a maximum of one duplex unit per lot.
- 2) Fire hydrants will be required, as per attached plan (one hydrant at the SE corner of lot 9 and one hydrant on the north side of the entrance).
- 3) A hammerhead turn-a-round will be required to be kept clear of parking. Grading of the site shall be restricted until building permits are applied for.
- 4) Sidewalks, curbs and gutters shall be installed at the property line and run from the north to the south property lines along Stinson. Asphalt shall be placed between the gutter and existing pavement (cut back to a clean edge), necessitating a change to the approach design.


approach design.

- 5) Wheelchair ramps will be required on both sides of the driveways as well as the endings of the sidewalk on the north and south property lines.
- 6) Drainage improvements, designed by a registered engineer and approved by the Department of Public Works, shall be required on Stinson Avenue and for the private road.
- 7) An 8 inch sewer, manhole(s) and any required fire protection system will need to be installed prior to final plat approval.
- 8) All water meters for the subdivision shall be located on Stinson Avenue right-of-way.
- 9) Necessary water lines shall be installed prior to final plat approval.
- 10) Pursuant to RCW 58.17.140, a final plat for the subdivision shall be filed within three (3) years of the preliminary approval date.
- 11) All minimum improvements as required in accordance with the City of Gig Harbor Subdivision Code (Title 16) shall be installed prior to final plat approval.
- 12) An assignment of funds equal to an amount of 110% of the value of the required improvements shall be posted with the City prior to the issuance of any construction permits for the project. The value of the assignment of funds shall be based upon a bonafide contractor's bid.

PASSED this 26th day of March, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
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Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 3/20/90  
Passed by city council: 3/26/90

CITY OF GIG HARBOR

RESOLUTION #276

WHEREAS, Mr. Dennis Davenport has requested site plan approval (SPR89-13) to construct a 95 unit hotel, including 5,500 square feet of restaurant and meeting room; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the site plan, SPR89-13, but has recommended denial of a height variance (VAR89-14) in his report dated December 21, 1989.

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

1. Concrete sidewalks, curbs, and gutters shall be installed along the property frontage of Kimball Drive and Erickson Street, and a left turn lane shall be installed in front of the property on Kimball Drive, at the owners expense, prior to the issuance of a certificate of occupancy. A bond or an assignment of funds equal to an amount of 110% of the value of the improvements shall be posted prior to the issuance of any construction permits for the project. The value for the improvements shall be based upon a bonafide contractor's bid.
2. A landscaping plan, prepared by a licensed landscape architect, shall be submitted to the Planning Director prior to the issuance of any construction permits for the project. The landscaping plan shall incorporate provisions for the retention and protection of native vegetation, and shall include a statement for the maintenance of all vegetation on -site, during and after construction. the landscape plan shall also include a mechanical irrigation system. Upon approval by the director, the landscaping shall be installed, consistent with the approved plan, prior to the issuance of a certificate of occupancy. A bond or an assignment of funds equal to an amount of 110% of the value of the improvements shall be posted prior to the issuance of any construction permit for the project.



The value of the landscaping shall be based upon a bonafide contractor's bid.

3. A storm water management plan shall be submitted to the Public Works Director prior to the issuance of any construction permits. Upon approval, required storm water construction improvements shall be installed prior to the issuance of a certificate of occupancy. A bond or an assignment of funds equal to an amount of 110% of the value of the improvements shall be posted prior to the issuance of any construction permit for the project. All storm water management plans shall include provisions for erosion control and sediment containment measure shall be implemented prior to site preparation and grading.
4. The architectural rendition of the proposed structures, inclusive of the type and color of siding material, and as depicted on the site plan, is accepted. The structure shall adhere to this design.
5. Fire flow and fire protection improvements, as required under the Uniform Fire Code and subject to the approval of the City of Gig harbor Fire Marshal, shall be installed and verified as operational prior to the issuance of a certificate of occupancy.
6. A lighting plan for the exterior of the buildings, parking areas, and street frontage shall be submitted to the Planning Director for approval. All lights shall be shrouded to substantially reduce spillover of lighting onto adjacent properties. The lighting plan shall be implemented as approved prior to the issuance of a certificate of occupancy.
7. Substantial progress toward construction of the facility shall be commenced within two (2) years of the approval of the site plan. Substantial progress shall include the letting of bids or making of contracts, signing of a notice to proceed, completion of grading and excavating, application for building permit, or the installation of major utilities.
8. All conditions of site plan approval are deemed binding upon the applicant. Revisions to the site plan which are minor and which may be authorized by the Planning Director include location adjustment to the building pads by ten feet or less from the original, species variation/substitution for landscaping materials, and


variation in building height by 10% or less, however, in no case shall it exceed the height limit as specified in the zoning code. Site plan revisions deemed not to be minor shall be reviewed and authorized by the City Council prior to the applicant proceeding with the project.

9. The property owner or any heirs, successors, or assigns, shall participate in any future LID established for the construction of any off-site and traffic control improvements.

PASSED this 26th day of March, 1990.

  
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Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 3/9/90  
Passed by city council: 3/26/90

CITY OF GIG HARBOR

RESOLUTION #275

WHEREAS, Nu-Dawn Homes, Inc., has requested to revise the landscape plan for the Spinnaker Ridge development; and

WHEREAS, the Spinnaker Ridge Architectural Control Committee has reviewed the revised landscape plan and has approved said revised plan; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended approval of the revised landscape plan, subject to two conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, that the revised landscape plan be approved, subject to the following conditions:

In reference to the term "permanent plantings", these shall be defined as any coniferous or broadleaf evergreen shrub or ground cover.


Landscaping shall be completed by May 1, 1990.

Upon completion of landscaping, and upon receipt of a signed statement from the Spinnaker Ridge Homeowner's Association that landscaping has been completed and accepted as approved, building permits for the remaining six lots may be issued.

PASSED this 26th day of March, 1990.

  
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Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 3/9/90  
Passed by city council: 3/26/90

CITY OF GIG HARBOR

RESOLUTION #274

WHEREAS, Wollochet Investors Group has requested site plan approval (SPR89-16) to construct a 6,200 square foot medical/professional building on Stinson Avenue; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the review of site plans and other land-use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, Site Plan #89-16, in a staff report dated January 5, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR89-16 in his report dated February 16, 1990.

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

That the findings, conclusions and recommendation of the Hearing Examiner in his report dated February 16, 1990, which is attached hereto, is adopted and the application for site plan approval is granted.

PASSED this 12th day of March, 1990.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 3/8/90  
Passed by city council: 3/12/90

CITY OF GIG HARBOR

RESOLUTION #273

WHEREAS, the City of Gig Harbor has requested site plan approval (SPR90-01) to construct a 3,100 square foot addition to the west side of the City Administration building; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the review of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, Site Plan #90-01, in a staff report dated January 23, 1990; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR90-01 in his report dated February 21, 1990,

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

That the findings, conclusions and recommendation of the Hearing Examiner in his report dated February 21, 1990, which is attached hereto, is adopted and the application for site plan approval is granted.

PASSED this 26th day of February, 1990.

\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

Although approved by council, the mayor did not wish to endorse this resolution by signing.

\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 2/21/90  
Passed by city council: 2/26/90

CITY OF GIG HARBOR

RESOLUTION #272

A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON,  
DECLARING ITS ADOPTION OF THE 1989 TACOMA-PIERCE COUNTY  
SOLID WASTE MANAGEMENT PLAN.

WHEREAS, the Washington State Legislature pursuant to the provisions of RCW 70.95 enacted legislation to establish a comprehensive statewide program for solid waste handling and solid waste recycling which will prevent land, air, and water pollution and conserve the natural, economic, and energy resources of the state; and

WHEREAS, the City of Gig Harbor resolved in Resolution #198 on July 14, 1986, to prepare a plan for the city's solid waste management for inclusion in the comprehensive county plan, and

WHEREAS, pursuant to the provisions of RCW 70.95, Pierce County has currently completed and adopted the Tacoma-Pierce County Solid Waste Management Plan; and

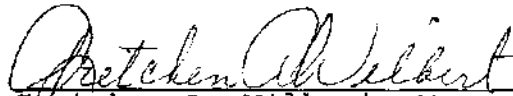
WHEREAS, pursuant to the provisions of RCW 70.95.080, the City of Gig Harbor desires to adopt the Tacoma, Pierce County Solid Waste Management Plan;

WHEREAS, the City Council desires that Pierce County shall study alternate technologies that they determine to be worth consideration within the comprehensive solid waste management system prior to conducting any negotiations with a waste-to-energy (WTE) vendor to establish the cost and risk associated with proceeding with the WTE project;

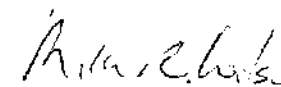
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, that we hereby adopt the Tacoma-Pierce County Solid Waste Management Plan to guide solid waste management within the City of Gig Harbor contingent upon Pierce County agreeing to study alternate solid waste management technologies prior to negotiating with a WTE vendor to establish the cost and risk associated with proceeding with the WTE project.

Resolution #272  
Page 2

PASSED and adopted this 26th day of February, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 2/23/90  
Passed by city council: 2/26/90

CITY OF GIG HARBOR

RESOLUTION NO. 271

A RESOLUTION OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING A MAP AS THE OFFICIAL RECORD OF THE LOCATION AND BOUNDARIES OF SCHOOLS AND SCHOOL BUS ROUTE STOPS, AS WELL AS AREAS WITHIN 1,000 FEET OF SCHOOL BUS ROUTE STOPS AND THE PERIMETER OF SCHOOL GROUNDS IN ORDER TO IMPLEMENT ENHANCED PENALTIES FOR UNLAWFUL DRUG ACTIVITIES IN THOSE AREAS.

WHEREAS, the Gig Harbor City Council acknowledges that the Washington State Legislature has authorized increased penalties for manufacturing, selling, delivering or possessing with the intent to manufacture, deliver, or sell controlled substances in a school or on a school bus or within 1,000 feet of school bus stops or the perimeter of school grounds under Chapter 271, Section 112, Laws of 1989, and

WHEREAS, in order to implement such increased penalties, it is necessary for the city to adopt a resolution approving a map as the official record of the location and boundaries of schools and school bus route stops, as well as the areas within 1,000 feet of the perimeter of all schools and school bus stop routes in the city.

The City Council of the City of Gig Harbor, Washington, hereby **RESOLVES** as follows:


Section 1. Attached Exhibit A is hereby approved as the official map of the location and boundaries of schools and school bus route stops as defined in Chapter 271, Laws of 1989, as well as the areas within 1,000 feet of such school bus route stops and the perimeter of school grounds.

Section 2. A copy of this resolution and the map attached as Exhibit A shall be filed with the city clerk and maintained as an official record of the City of Gig Harbor as required by Chapter 271, Section 112, Laws of 1989.

**RESOLVED** this 12th day of February, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 1/28/90  
Passed by city council: 2/12/90



CITY OF GIG HARBOR

RESOLUTION NO. 270

A RESOLUTION DECLARING CITY EQUIPMENT SURPLUS AND ELIGIBLE FOR SALE.

WHEREAS, the Gig Harbor City Council determined that City owned equipment has been replaced with new or different equipment; and


WHEREAS, the City may declare such equipment surplus and eligible for sale; NOW, THEREFORE,

The City Council for the City of Gig Harbor do resolve as follows:

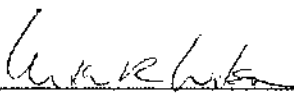
To declare as surplus:

- 1 desk files
- 1 baseboard heater
- 1 office chair
- 1 typewriter stand
- 1 IBM Model 14 typewriter
- 2 Underwood Model 5 typewriters
- 1 Olivetti Multisumma adding machine
- 1 Olivetti Logos 240 adding machine
- 1 Remington 25 typewriter
- 1 Rolay DOH 4915 typewriter
- 1 Homelite chainsaw, Ser # 1405973

PASSED this 12th day of February, 1990.

  
Gretchen A. Wilbert, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 2/8/90  
Passed by city council: 2/12/90

CITY OF GIG HARBOR

RESOLUTION NO. 269

A Resolution establishing a safety committee for the City of Gig Harbor.

WHEREAS, in accordance with WAC 296-24-045, all employers of eleven or more employees are required to have a safety and health committee composed of employer-selected or elected employees.

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


- 1) A safety and health committee composed of the following members shall hereby be created:
  - a) City Administrator
  - b) Public Works Director
  - c) Police Chief
- 2) The safety committee shall have an elected chairperson.
- 3) The safety committee shall be responsible for determining the frequency of committee meetings; however, the committee shall meet at least once a year.
  - a) The committee shall be responsible for determining the date, hour, and location of the meeting.
  - b) The length of each meeting shall not exceed one hour, except by committee majority vote.
- 4) Minutes of each committee meeting shall be prepared and filed for a period of at least one year.
- 5) The safety committee meetings shall address the following:
  - a) Review of safety and health inspection reports to assist in correction of identified unsafe conditions/practices.
  - b) Evaluation of accident investigations conducted since the last meeting to determine if the cause of the acts/conditions involved was properly identified and corrected.
  - c) Evaluation of the accident and illness prevention program with a discussion of recommendations for improvement where indicated.
  - d) Meeting attendance shall be documented.
  - e) Subjects discussed at the meeting shall be documented.

Safety and Health Resolution  
Page Two

Adopted by the City Council of the City of Gig Harbor,  
Washington, and approved by its Mayor this 22nd day of  
January, 1990.

  
\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 1/19/90  
Passed by city council: 1/22/90

CITY OF GIG HARBOR

RESOLUTION # 268

WHEREAS, Mrs. Rose Jones has requested site plan approval (SPR89-15) to operate a child day-care facility which would be located at the former Peninsula Utility Company building on Harborview Drive; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

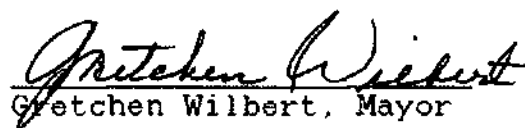
WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, Site Plan #89-15, in a staff report dated November 28, 1989; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR89-15 in his report dated January 2, 1990.


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

That the findings, conclusions and recommendation of the hearing examiner in his report dated January 2, 1990, which is attached hereto, and the application for site plan approval is granted.

PASSED this 22nd day of January, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 1/18/90  
Passed by city council: 1/22/90



CITY OF GIG HARBOR  
HEARING EXAMINER

**FINDINGS CONCLUSIONS AND RECOMMENDATION:**

**APPLICANT:** Rose Jones  
**CASE NO:** SPR-89-15  
**APPLICATION:** Request for a site plan approval to convert an office building into a 24 hour child care facility.

**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 Jones application was opened at 3:02 p.m., December 6, 1989, in City Hall Gig Harbor, Washington, and closed at 3:20 p.m. 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, and 3 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 part of the Hearing Examiner's findings of fact. A copy of said report is available at the Planning Department.
- B. The applicant said she understood the staff recommended conditions of approval and she did not disagree with them.

II. CONCLUSIONS:


The staff findings and conclusions prepared by the Planning Staff and set forth on pages 3 and 4 of the Planning Staff's Advisory Report accurately sets forth the conclusions of the Hearing Examiner and by this reference is adopted a the Hearing Examiner's conclusions. A copy of said report is available at the Planning Department.

III. RECOMMENDATION:

based upon the foregoing findings of fact and conclusions, the requested site plan should be approved subject to the following conditions:

1. Prior to issuance of permits for the facility, a traffic impact study shall be prepared by a qualified transportation engineer. The study shall focus on access to the facility and shall include recommendations on traffic impact mitigation where feasible. If accepted by the Public Works Director, any required traffic control improvements shall be developed and implemented prior to issuance of the occupancy permit.
2. The proposal shall conform to all applicable uniform building and fire codes including fire hydrant construction and location and fire flow analysis. Any improvements relevant to the code, and as required by the building official, shall be implemented prior to issuance of any occupancy permits.
3. The applicant shall provide a safe and fenced outdoor play area for children. This shall not encroach upon the asphalt parking area fronting Harborview Drive.
4. The applicnat shall provide, or participate in, the construction or funding of concrete sidewalks, curbs, and gutters along Harborview Drive. Said improvements shall be constructed within one year of site plan approval. A bond or assignment of funds in the amount of 120% of a contractor's bid for sidewalk construction shall be posted prior to issuance of permits for the facility.

Dated this 2nd day of January, 1990

  
Ron McConnell  
Hearing Examiner

**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 then (10) days of the date the decision is rendered. This request shall set forth the specific errors or 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 make 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.

**MINUTES OF THE DECEMBER 6, 1989**

**HEARING ON THE**

**ROSE JONES APPLICATION:**

Ronald L. McConnell was the Hearing Examiner for this matter.

Participating in the hearing were: Rose Jones, the applicant; and Betty Wymer the applicant's sister.

Representing the City of Gig Harbor was Ray Gilmore.

The following exhibits were offered and entered into the record:

- A. Planning Staff's Advisory Report.
- B. Planning Staff drawing of traffic flow.

**PARTIES OF RECORD:**

- Rose Jones  
10015 72nd Ave. N.W.  
Gig Harbor, WA 98335
- Betty Wymer  
9637 Bridgeport Way  
Tacoma, WA 98499
- Leslie Schmidtke  
4102 Harborview Drive  
Gig Harbor, WA 98335



CITY OF GIG HARBOR

RESOLUTION # 267

WHEREAS, Mr. Phil Arenson has requested site plan approval (SPR89-14) to provide additional customer parking at the Gig Harbor Car Wash on Kimball Drive; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor has recommended conditional approval of the project, Site Plan #89-14, in a staff report dated November 17, 1989; and


WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of SPR89-14 in his report dated December 21, 1989.

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

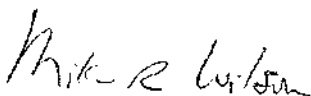
That the findings, conclusions and recommendation of the hearing examiner in his report dated December 21, 1989, which is attached hereto, is adopted and the application for site plan approval is granted, subject to the following additional condition:

No additional exterior lighting shall be permitted at the facility under this site plan approval.

PASSED this 22nd day of January, 1990.

  
Gretchen Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 1/18/90  
Passed by city council: 1/22/90

CITY OF GIG HARBOR  
HEARING EXAMINER

RECEIVED

DEC 20 89

FINDINGS CONCLUSIONS AND RECOMMENDATION:

APPLICANT: PBA, Inc. (Gig Harbor Car Wash)

CASE NO: SPR 89-14

APPLICATION: Revise previously approved site plan to permit the addition of seven parking stalls for use of patrons. The location of the stalls is in an area currently occupied by a 30' wide vegetated buffer zone.

SUMMARY OF RECOMMENDATIONS

Planning Staff Recommendation: Approve modified plan with conditions.

Hearing Examiner Recommendation: Approve modified plan 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 PBA, Inc. application was opened at 2:27 p.m., November, 29, 1989, in City Hall Gig Harbor, Washington, and closed at 3:02 p.m. 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 and 2 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 part of the Hearing Examiner's findings of fact. A copy of said report is attached hereto as Exhibit A.

B. The applicant and his architect testified at the hearing that:

1. At the present time, cars cannot pull out of the wash bays and park on site to be dried. The request to remove the buffer would allow parking to be expanded on the site.
2. They said cars in the new parking spaces would be adequately screened by the slope and the retaining wall which would be constructed.
3. The applicant said that the original screen was intended to be used as a land bank, possibly for a new building. He said removal of the buffer would create a much easier traffic flow on the property.
4. The owner also said the present buffer exceeds requirements and said there is no buffer on the Laurelwood's property. He also said the closest window in the adjacent Laurelwood apartments is about 400 feet away from the car wash and that removal of the buffer would not affect the sight line from the apartments.

C. Four persons testified in opposition to the application at the public hearing and three letters were received in opposition to the application (Exhibits C, D and E). Concerns and objections expressed included:

1. The original request for the car wash went through extensive review and buffering of residential uses from more intensive commercial uses such as the car wash was part of the review process.
2. The courtyard for the Laurelwood apartments faces the car wash and the residents don't want to look at the car wash while having a conversation or lunch in the courtyard.
3. The residents want the buffer retained because it helps cut the noise from the car wash and it also screens the view of the carwash. The residents want to maintain the privacy they now have.

D. A review of the file on the existing car wash (file No. SP-87-04) indicates that:

1. The original site plan shows a buffer of over 50 feet on the east side of the property, which concurs with the applicants claim that part of the buffer area was intended to be used in the future for another building. The site plan was modified, however, at the request of the Public Works Director

to accommodate an access ~~point~~ on Kimball which is different than that proposed by the applicant. That modification resulted in shifting the car wash bays and in reducing the buffer on the east side of the property.

2. During the original hearing, the applicant asked that the buffer be reduced from that proposed on the site plan and that only 8 feet of buffer be provided along the east side of the property.
3. The Planning Staff originally recommended a 40 foot buffer on the east side of the property and the hearing examiner concurred with that recommendation.
4. The City Council reduced the buffer requirement to 30 feet which is the amount which was left as the property was developed.

E. The following Zoning Code provisions apply to this case:

1. Section 17.36.010.B indicates that all business should be conducted within enclosed buildings, except for parking, newsstands and outdoor dining areas.
2. Section 17.36.030.E.2 indicates that the hearing examiner and City Council should consider approval of plans with special attention to compatibility with surrounding buildings, occupancy and use factors.
3. Section 17.36.050 indicates that: No yards are required except that where a B-2 district abuts a residential district, a yard shall be required for the space between a property in this district and that in the residential district, such yards are to be landscaped and screened from the residential area. Such yard shall be fifteen feet in the case of a rear yard.

F. At the hearing, the Planning Director recommended that the applicant be allowed to reduce the buffer area to fifteen feet on the condition that a landscape plan which is prepared by a licensed landscape architect be prepared and submitted to the Planning Director for consideration and approval. Said plan should be designed to provide sound attenuation and should include trees, which are a minimum of six feet high at the time they are planted.

## II. CONCLUSIONS:

- A. The staff evaluation prepared by the Planning Staff and set forth on page 3 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 Examiners conclusions. A copy of said report is attached hereto as Exhibit A.
- B. The applicant wants to use most of his land, however, there is no provision in the zoning code to reduce the buffer area in a case such as this to less than fifteen feet. The code is quite explicit in that it not only indicates the minimum width of the required yard, but also says such yard shall be landscaped and screened. Compatibility with surrounding buildings and uses is also a requirement which must be considered when reviewing a site plan. The code also indicates that all business should be conducted within enclosed buildings. the car wash facility is only partially enclosed and the wash bays are open to the adjacent apartments. In addition, the car wash is brightly lighted and is obviously a commercial use.

Therefore, in order to achieve compatibility with the adjacent apartments, an effective screen should be provided on the car wash property between the car wash and the adjacent apartments. The existing screen consists mostly of second or third growth fir trees and is effective only because it is thirty feet wide. A fifteen foot wide buffer which is only landscaped with existing native vegetation would not be sufficient to effectively screen the car wash from the apartments.


- C. The fact that there is a small difference in elevation between the apartments and the car wash may hide some of the cars which use the car wash, but the difference in elevation would do nothing to screen the car wash itself.
- D. A reduction of the buffer area width would be appropriate, but only if the buffer area is carefully designed to provide an effective screen. Such a screen should be designed by a qualified landscape architect and the design should be reviewed and approved by the Planning Director. In addition, if the buffer area is reduced in width and new plant material is installed, a bond should be provided to insure that any new plants which may die within the first two years after planting will be replaced.
- E. The landscaped screen should be designed to reduce noise as well as serve as a visual screen.

III. RECOMMENDATION:

Based upon the foregoing findings of fact and conclusions, the examiner recommends approval of a revised site plan subject to the following conditions:

1. The final revised plan shall be prepared by a licensed landscape architect.
2. The plan shall show a 15 foot wide vegetated buffer along the east property line. All significant trees within the fifteen foot buffer area shall be retained. A significant tree is defined as any tree other than red alder or cottonwood which is eight inches or greater in diameter, measured one foot above the root crown. Supplemental plantings shall be planted to provide a dense visual screen within three years. The supplemental plantings shall be sufficient to provide noise attenuation as they mature.
3. The final revised plan shall be submitted to the Planning Director for review and approval.
4. Prior to removal of any of the existing trees a bond shall be submitted to the City to cover the cost of replacement of any of the supplemental landscaping. The amount of said bond shall be determined by the Planning Director based on information provided by the applicant; the landscape architect shall release the bond two years after the supplemental landscaping has been planted, except that all or a portion of the bond shall be used to replace landscaping which may die in the first two years after planting.

Dated this 21st day of December 1989

  
Ron McConnell  
Hearing Examiner

#### **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 or 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.

MINUTES OF THE NOVEMBER 29 ,1989

HEARING ON THE

PBA, INC. APPLICATION:

Ronald L. McConnell was the Hearing Examiner for this matter.

Participating in the hearing were: David Freeman and Phillip Arenson, representing the applicant; and neighbors Richard Payzant, Doug Vawter, June Basnaw, and May Higley.

Representing the City of Gig Harbor; Ray Gilmore.

The following exhibits were offered and entered into the record:

- A. Planning Staff's Advisory Report
- B. Staff recommended site plan
- C. Letter from Richard and June Basnaw, dated November 20, 1989
- D. Letter from James Boge, dated November 25, 1989
- E. Letter from Len Brannen, dated November 28, 1989



**PARTIES OF RECORD:**

- Phillip Arenson  
PBA, Inc.  
P.O. Box 2012  
Gig Harbor, WA 98335
- Richard & June Basnaw  
3444 Erickson N.W. #110  
Gig Harbor, WA 98335
- James Boge  
6606 Soundview Drive  
Gig Harbor, WA 98335
- Len Brannen, President  
Shelter Resources, Inc.  
Building 3, Suite 213  
300 120th N.E.  
Bellevue, WA 98005
- Richard payzant  
6857 Starboard Lane  
Gig Harbor, WA 98335
- Doug Vawter  
3444 Erickson N.W.  
Gig Harbor, WA 98335
- Mary Higley  
3405 Erickson St #B-1  
Gig Harbor, WA 98335
- David Freeman  
Snodgrass, Freeman Assoc.  
5206 50th St. Ct. N.W.  
Suite 210  
Gig Harbor, WA 98335

CITY OF GIG HARBOR

RESOLUTION NO. 266

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, TO INITIATE THE PROCEDURE FOR THE VACATION OF THE PORTION OF SWEENEY WAY LYING EAST OF PEACOCK HILL AVENUE AND WEST OF NORTH HARBORVIEW DRIVE.

WHEREAS, the City Council desires to initiate the procedure for the vacation of the portion of Sweeney Way, originally platted as Kalama Avenue in Gig Harbor, which lies east of the street currently known as Peacock Hill Avenue and originally platted as Skagit Street, as shown on the plat files on August 20, 1890, denominated as the Town of Artena, Pierce County, Washington,

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

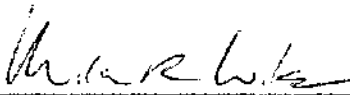
Section 1. A public hearing upon said street vacation shall be held in the council chambers of Gig Harbor City Hall on Monday, February 12, 1990, at 7:00 p.m., at which hearing all persons interested in said street vacation are invited to appear.

Section 2. The City Clerk is directed to post notices of the hearing in three public places and on the street to be vacated and to mail notices to all owners of any property abutting the portion of street to be vacated, pursuant to RCW 35.79.020.

PASSED this 22nd day of January, 1990.

  
\_\_\_\_\_  
Gretchen A. Wilbert, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 1/18/90  
Passed by city council: 1/22/90

CITY OF GIG HARBOR

RESOLUTION NO. 265

WHEREAS, Mr. William Peacock has requested a site plan review and approval to allow the construction of a residential development on 7.3 acres; and

WHEREAS, the applicant proposes the residential use to consist specifically of two single family dwellings and thirteen fourplex units; and

WHEREAS, the City Council of the City of Gig Harbor approved Ordinance #559 on June 27, 1989, reclassifying the property from R-1 to R-2; and

WHEREAS, the Gig Harbor City Council has adopted, in Ordinance #489, guidelines for review of site plans and other land use issues and Section 17 of said ordinance states, "Any application requiring action by the City Council shall be taken by adoption of a resolution or ordinance by the Council,"

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

That the findings, conclusions, and recommendations of the Hearing Examiner's initial report dated July 8, 1988, are adopted, and the application for the site plan approval is approved, subject to the conditions of site plan approval which is attached as Exhibit "A" to this resolution.

PASSED this 8th day of January, 1990.

\_\_\_\_\_  
Gretchen Wilbert, Mayor

ATTEST:

Although approved by council, the mayor did not wish to endorse this resolution with her signature.

\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 6/8/89  
Passed by city council: 1/8/90

## EXHIBIT A

### CONDITIONS OF SITE PLAN APPROVAL

1. Site plan shall be subject to the approval of Public Works, Fire Marshal, and Planning.
2. A landscaping plan shall be developed by a licensed landscape architect and submitted to the City Council for approval prior to issuance of any construction permits. A mechanical irrigation system shall be installed and proven operational prior to issuance of occupancy permits. Landscaping shall be installed prior to issuance of occupancy permits.
3. Substantial progress toward construction of the facility shall commence within two (2) years of the approval date. Failure to comply with this requirements shall void the rezone and site plan approval.
4. Access road radii shall conform to city requirements, subject to the approval of the Public Works Director.

CITY OF GIG HARBOR

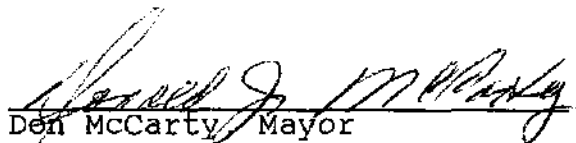
RESOLUTION NO. 264

A resolution relating to personnel regulations: adopting changes to the city's personnel policies.


WHEREAS, the Gig Harbor City Council has determined that some existing personnel regulations need to be updated to conform with established city policy,

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, RESOLVES that Exhibit "A", Personnel Regulations, is adopted as city policy.

PASSED this 11th day of December, 1989.

  
Don McCarty Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 12/7/89  
Passed by city council: 12/11/89

EXHIBIT "A"

CITY OF GIG HARBOR

PERSONNEL REGULATIONS

I. "F. SALARY RANGE ADJUSTED ANNUALLY

...

6. Employees who have satisfactorily completed a six month employment probationary period shall be eligible for a performance pay increase from 0% to 5% and a one year employment probationary period shall be eligible for a performance pay increase from 0% to 8%.

6-7. Employees who have yet to reach the top of their salary range (control point) shall be eligible for performance pay increases of 0% to 8% each year. Such performance pay increases shall be added to their base rate of pay to compute the employee's new salary. Performance pay increases shall be approved by the City Administrator. Once an employee has reached the top of his/her salary range (control point) the employee shall be eligible for merit/bonus compensation up to 5% of the employee's annual base salary. Such merit/bonus pay increase shall not be added to the employee's base pay. This merit/bonus pay is separate, non-cumulative compensation and must be earned through exemplary performance each evaluation period.

8. Once the salary ranges have been adjusted each fiscal year, the City Council will allocate a fixed dollar amount in a special budget/fund for merit/bonus pay increases for those eligible employees who have reached the top of their salary ranges (control point). The allocated merit/bonus pay fund may or may not be entirely distributed by the City Administrator, depending upon the performance evaluations of the eligible employees.

G. PERFORMANCE-PAY MERIT/BONUS PAY

Employees shall be eligible for merit/bonus pay salary increases in accordance with the provisions set forth below:

1. ~~Performance Merit/bonus~~ pay increases shall be within the city's ~~performance merit/bonus~~ pay budget fund.
2. The amount of the ~~performance merit/bonus~~ pay salary increase for each employee shall be based solely on performance.
3. ~~Performance Merit/bonus~~ pay salary increases shall be granted by the City Administrator and confirmed by the Mayor.

## II. CITY ADMINISTRATOR

Change all designations of "Director of Administration" and "Chief Administrative Officer" throughout the City Personnel Regulations to "City Administrator."

CITY OF GIG HARBOR

RESOLUTION NO. 263

WHEREAS, the City of Gig Harbor is interested in acquiring and developing the Ancich waterfront property on Harborview Drive and related subtidelands for both recreational and commercial water dependent uses, and

WHEREAS, the city is interested in separating and setting aside a portion of the Ancich waterfront property for commercial/fishing dock purposes to be utilized by the Gig Harbor commercial fishing fleet in an effort to sustain the fishing heritage of the community, and

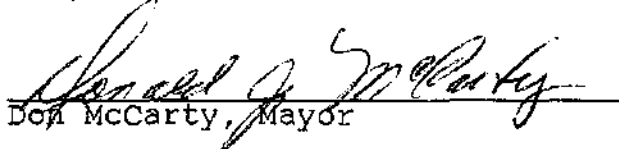
WHEREAS, the city desires to have a cooperative, comprehensive plan developed that will address the use and design of the commercial portion of the property and involve the community in such a planning effort;

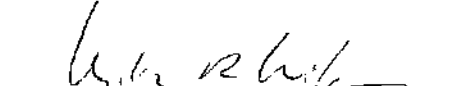
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington:

1. The city shall initiate a planning effort to evaluate the use and potential design for the commercial/fishing dock and relative use of the commercial portion of the Ancich waterfront properties.
2. The planning effort shall be conducted by a committee comprised of the following members:
  - a. Marion Stancic
  - b. Tony Skrivanich
  - c. Nick Jerkovich, Jr.
  - d. John Ancich, Sr.
  - e. Bob Frisbie
3. The committee shall be responsible for developing and submitting a use and design plan to the city for its consideration of implementing and funding.

PASSED this 11th day of December, 1989.

ATTEST:

  
Don McCarty, Mayor

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 12/6/89  
Passed by city council: 12/11/89



CITY OF GIG HARBOR

RESOLUTION NO. 262

WHEREAS, Mr. Paul Gustafson has requested approval of a shoreline management permit and site plan for the construction of a marina office building with basement; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor recommended approval of the project, SDP-89-04 and SPR-89-12; and

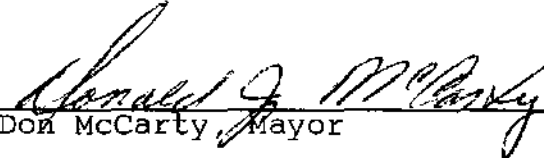
WHEREAS, the Gig Harbor Hearing Examiner conducted a public hearing on the application on October 25, 1989; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of SDP-89-04 and SPR-89-12,


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 dated November 8, 1989 (and attached hereto), are adopted and the application for site plan approval is approved.

PASSED this 11th day of December, 1989.

  
Don McCarty, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 12/1/89  
Passed by city council: 12/11/89

CITY OF GIG HARBOR

RESOLUTION NO. 261

WHEREAS, Mr. William Hendrix has requested a shoreline management permit for the operation of a small, transportable, floating drydock; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

WHEREAS, the Planning Director for the City of Gig Harbor recommended approval of the project, SDP-89-02; and

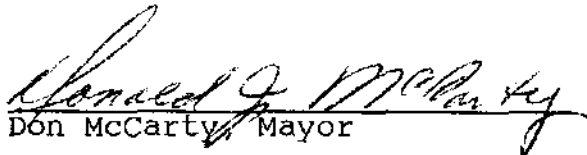
WHEREAS, the Gig Harbor Hearing Examiner conducted a public hearing on the application on October 25, 1989; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of SDP-89-02,

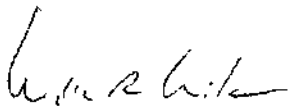
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington as follows:

That the findings, conclusions, and recommendaions of the Hearing Examiner in his report dated November 8, 1989 (and attached hereto), are adopted and the application for site plan approval is approved.

PASSED this 11th day of December, 1989.

  
Don McCarty, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 12/1/89  
Passed by city council: 12/11/89

CITY OF GIG HARBOR

RESOLUTION NO. 260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING STANDARDS FOR PUBLIC DEFENSE SERVICES AS MANDATED BY THE WASHINGTON STATE LEGISLATURE.

WHEREAS, the Gig Harbor City Council acknowledges that the Washington State Legislature enacted Chapter 409, Laws of 1989 and this new law requires all cities to establish standards for public services, and

WHEREAS, this resolution is necessary to comply with the newly enacted state statute,

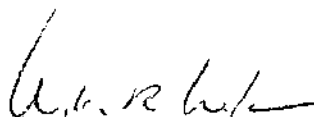
NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, hereby RESOLVES as follows:

Section 1. Pursuant to Chapter 409 of the Laws of 1989, the Gig Harbor City Council adopts the Public Defense Services Standards which are attached hereto as Exhibit "A" and incorporated herein by this reference.

RESOLVED by the City Council this 11th day of December, 1989.

  
Don McCarty, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 11/20/89  
Passed by city council: 12/11/89

## EXHIBIT "A"

### STANDARDS FOR PUBLIC DEFENSE SERVICES

- 1) Compensation of counsel: Public defense attorneys and staff should be compensated at a rate commensurate with their training and experience.
- 2) Duties and responsibilities of counsel: Public defense attorneys shall represent their clients in accordance with the Rules of Professional Conduct.
- 3) Case load limits: The case load of public defense attorneys should allow each lawyer to give each client the time and effort to ensure effective representation.
- 4) Responsibility for expert witness fees and other costs associated with representation: Expert witness and other costs associated with the representation shall be governed by applicable court rules and statutes. Examples of such costs include breathalyzer/BAC machine expert witnesses and the cost of blood-alcohol tests.
- 5) Administrative expenses/support services: Adequate numbers of support staff should be employed to ensure effective representation of counsel.
- 6) Reports of attorney activity and vouchers: The firm or attorney shall submit monthly or quarterly vouchers to the city for payment.
- 7) Training, supervision, monitoring, and evaluation of attorneys: Attorneys providing public defense services should participate in regular training programs on criminal defense law, including a minimum of 7 hours of continuing legal education in criminal law and/or trial practice. Firms providing such services should also develop internal supervision, monitoring, and evaluation standards.
- 8) Substitution of attorneys or assignment of contracts: The city shall employ additional qualified attorneys to represent defendants whenever the public defense attorneys have a conflict of interest under the Rules of Professional Conduct.
- 9) Limitation on private practice of contract attorneys: Attorneys engaged in a private practice who also provide public defense services should limit their private practice responsibilities whenever necessary to ensure effective representation of public defense clients.

- 10) Qualifications of attorneys: The attorney(s) must meet accepted professional standards. Contracts will only be awarded to attorneys who have at least one year's criminal trial experience in the jurisdiction covered by the contract or to a firm where at least one attorney has one year's trial experience.
- 11) Disposition of client complaints: The attorney or firm shall develop and implement a mechanism for thoughtful review and a prompt response to each complaint received about public defense services.
- 12) Cause for termination of contract or removal of attorney: A violation of the Rules of Professional Conduct shall constitute sufficient cause for termination of a public defense contract or removal of an attorney.
- 13) Nondiscrimination: Offices which contract with the city for public defense services shall not discriminate in their hiring practices on the basis of race, creed, color, religion, or sex, as well as sensory, mental, or physical handicaps.

CITY OF GIG HARBOR

RESOLUTION NO. 259

WHEREAS, Robert and Gail Drohan have requested site plan approval for the reconstruction of a restaurant (Harbor Inn) on Harborview Drive; and

WHEREAS, the Gig Harbor City Council has adopted Ordinance #489 which establishes guidelines for the reviewing of site plans and other land use issues; and

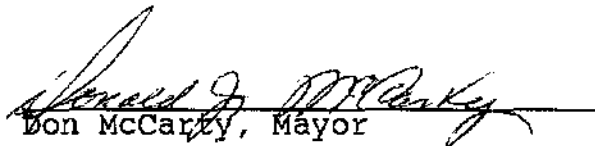
WHEREAS, the Planning Director for the City of Gig Harbor has recommended approval of the project, SPR-89-08, in a staff report dated July 19, 1989; and

WHEREAS, the Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended approval of SPR-89-03 in his report dated August 4, 1989;

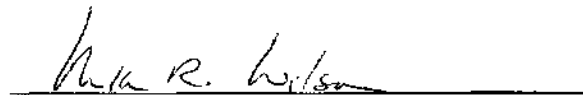
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions, and recommendations of the Hearing Examiner in his report dated April 26, 1989, (and attached hereto) are adopted and the application for site plan approval is granted.

PASSED this 11th day of September, 1989.

  
Don McCarty, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 8/17/89  
Passed by city council: 9/11/89

CITY OF GIG HARBOR

RESOLUTION NO. 258

WHEREAS, Cyril and Joanne Jones have requested approval of a conditional use permit to construct an accessory structure to a single family residence to operate a photography studio as a home occupation, pursuant to the requirements of Section 17.64.040(13); and

WHEREAS, the Hearing Examiner conducted a public hearing on July 19, 1989 on conditional use permit application #89-03, submitted by Cyril and Joanne Jones; and

WHEREAS, the Hearing Examiner, following staff analysis, recommendation, and public comments on the aforementioned conditional use permit application, did conditionally approve CUP-89-03, based upon the findings and conclusions in a report of August 1, 1989; and

WHEREAS, a timely appeal of the Hearing Examiner's decision was received of Mr. Fred Horne, stating concerns and/or objections to the Hearing Examiner's decision; and

WHEREAS, Section 17.10.160 of the zoning code provides that the City Council shall review appeals of the Hearing Examiner's decisions, based upon the record established at the Hearing Examiner's public hearing;

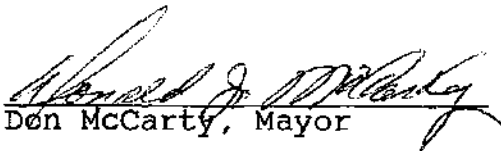
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington as follows:

That the appeal of the Hearing Examiner's decision of August 1, 1989 is hereby affirmed based upon the findings established as follows:

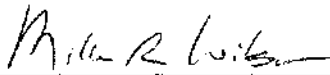
1. The photography business does not include general commercial film processing or development or enlarging, etc.;
2. Does not engage in retail or wholesale sales of consumable supplies or manufacturer's products;
3. The location shall be a portrait studio and a limited display gallery;
4. The sign used for the business shall be 2' X 1-1/2' and the word "photography" shall not appear;

5. No lights or signs will appear;
6. There will be no classes conducted in this studio.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 14th day of August, 1989.

  
Don McCarty, Mayor

ATTEST:

  
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Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 8/17/89  
Passed by city council: 8/28/89



RESOLUTION NO. 257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON FIXING A TIME AND DATE FOR A HEARING ON THE FINAL ASSESSMENT ROLL FOR UTILITY LOCAL IMPROVEMENT DISTRICT NO. 2.

WHEREAS, the City Council of the City of Gig Harbor, Washington (the "City") adopted Resolution No. 206 on June 8, 1987, declaring its intention to order certain local improvements within the City and to create a utility local improvement district; and

WHEREAS, a hearing was held on July 13, 1987, and after due consideration the Council adopted Ordinance No. 515 on August 10, 1987, ordering the improvements and creating Utility Local Improvement District No. 2 ("ULID No. 2"); and

WHEREAS, construction of the improvements within ULID No. 2 is now complete and the assessment roll for ULID No. 2 has been filed with the City Administrator;


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

A hearing on the final assessment roll shall be held at 7:00 p.m. on September 25, 1989 in the Council Chambers in the City Hall, 3105 Judson Street, in Gig Harbor, Washington. All persons who may desire to object to such improvements are hereby notified to appear and present such objections at such hearing. The City Administrator is hereby directed to give notice of said hearing with the date of the first publication to be at least fifteen days prior to the date of said hearing, and to mail a notice of such hearing at least fifteen days before the date thereof, to each owner or reputed owner of any lot, tract, parcel of land, or other property in ULID No. 2, at the address shown on the tax rolls of the County Treasurer.

Adopted by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor this 14th day of August, 1989.

  
MAYOR

ATTEST:

  
CITY ADMINISTRATOR/CLERK

ULID NO. 2 COSTS

May 16, 1989

<u>Items</u>	<u>Amount</u>
Construction Cost	\$1,110,000
Engineering, Const. management	220,000
Landscaping	10,000
Easement acquisition	30,000
Administrative costs	24,000
Interest expense	48,500
Bond costs, interim & permanent financing	45,500
Attorney's expense	10,200
Misc. (adv., insurance)	5,000
	<u>\$1,503,200</u>

CITY OF GIG HARBOR

RESOLUTION NO. 256

A RESOLUTION AUTHORIZING APPLICATIONS FOR FUNDING ASSISTANCE FOR AN OUTDOOR RECREATION PROJECT TO THE INTERAGENCY COMMITTEE FOR OUTDOOR RECREATION AS PROVIDED BY THE MARINE RECREATION LAND ACT.

WHEREAS, the City Council of the City of Gig Harbor has approved a "Comprehensive Park and Recreation Plan" for the urban area which identifies a waterfront recreation development on the harbor; and

WHEREAS, under the provisions of the Marine Recreation Land Act, state and federal funding assistance has been authorized and made available to aid in financing the cost of land for parks and the construction of outdoor recreational facilities of local public bodies; and

WHEREAS, the City Council of the City of Gig Harbor considers it in the best public interest to acquire 1.375 acres of land on the north side of Harborview Drive on the Gig Harbor waterfront approximately 250 feet west of Novak Street;

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

1. That the mayor be authorized to make formal application to the Interagency Committee for Outdoor Recreation for funding assistance,
2. That any fund assistance so received be used for the acquisition of 1.375 acres of land on the north side of Harborview Drive approximately 250 feet west of Novak Street,
3. That the city's share of the project will be derived from appropriated General Government funds,
4. The City of Gig Harbor does hereby certify that the city is responsible to support all non-cash commitments to the local share should they not materialize,
5. That any property acquired with financial aid through the Interagency Committee for Outdoor Recreation 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 Council, the Interagency Committee for Outdoor Recreation, and any affected federal agency, and

CITY OF GIG HARBOR

RESOLUTION NO. 255

WHEREAS, Hogan Enterprises received approval of a planned commercial development and site plan for the expansion and redevelopment of Olympic Village; and

WHEREAS, the Gig Harbor City Council adopted Resolution #228 which accepted the recommendations of the Gig Harbor Hearing Examiner, and

WHEREAS, Condition #10 of the Hearing Examiner's report prohibits internally illuminated signs, and

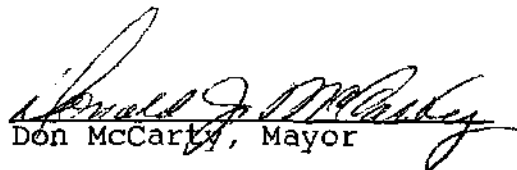
WHEREAS, the sign code for the City of Gig Harbor, Section 17.80.030(B)(1)(i), permits internally illuminated signs, and

WHEREAS, the developer of the property, through the developer's agent, Mr. George Berry, has requested that condition #10 be modified to permit internally illuminated signs,

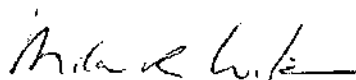
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington:

Condition #10 is hereby modified to permit internally illuminated signs, consistent with the requirements of the Gig Harbor sign code. All other requirements of condition #10 remain applicable.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 24th day of July, 1989.

  
Don McCarty, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 7/19/89  
Passed by city council: 7/24/89

CITY OF GIG HARBOR

RESOLUTION NO. 254

A Resolution relating to personnel regulations: adopting a re-write of existing regulations and adding new provisions.

WHEREAS, the Gig Harbor City Council determined that some existing regulations need improvement or updating; and

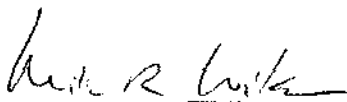
WHEREAS, the City Council determined that new provisions are necessary to direct employee performance; NOW, THEREFORE,

The City Council of the City of Gig Harbor, Washington, RESOLVES that Exhibit "A" Personnel Regulations, is adopted as city policy and personnel regulations I, II, and III shall be effective retroactively to January 1, 1989.

Passed this 10th day of July, 1989.

  
Don McCarty, Mayor

ATTEST:

  
Michael R. Wilson  
City Administrator/Clerk

Filed with city clerk: 6/20/89  
Passed by city council: 7/10/89

EXHIBIT "A"

CITY OF GIG HARBOR

PERSONNEL REGULATIONS

I. SICK LEAVE (new section)

An employee who has taken no sick leave during any six (6) month period shall receive, as a bonus, one annual day off or one day's pay (eight hours) for each such period. It shall be the responsibility of the employee to notify the city of the eligibility of the bonus day(s). No sick leave shall be allowed for the first day of absence when the employee has taken sick leave (other than for medical examinations, treatment of the employee by a physician, absence due to a job related injury, or illness in the immediate family requiring the employee to remain at home) on three (3) separate occasions within the preceding six (6) month period.

II. EDUCATION PROGRAM (new section)

Upon satisfactory completion of a job related educational course when the employee who desires to take the course has prior written approval from the City Administrator, the city shall reimburse the employee for the educational course. The city agrees to compensate reasonable expenses for textbooks required for such course and will retain such textbooks in the department of the Department Director.

III. PROBATION (amended section)

An appointment to a full-time position other than law enforcement officers, shall not be permanent for a period of six (6) months. An appointment to a full-time law enforcement officer position shall not be permanent for a period of twelve (12) months. Probation is an extension of the selection process and failure of same as determined by the Chief Administrative Officer or department manager does not constitute any right to appeal under these regulations. Employees on probation may be terminated by the Chief Administrative Officer or the department manager. Upon satisfactory completion of the probationary period, the employee shall gain regular status. Unsatisfactory probationers shall be notified in writing by the department manager at any time during the probationary period. A copy of the notification shall be retained in the personnel files. Termination of a probation employee shall be for cause only.

IV. OVERTIME (amended section)

When approved by a Department Manager, overtime shall be paid for each hour worked beyond eight (8) hours a day or forty (40) hours a week; provided, attendance at conferences, seminars, conventions, or training sessions shall not be considered in calculating overtime, but shall be paid at the regular rate. No compensation shall be paid for travel to and from conferences, meetings, seminars, or training sessions. The rate of pay shall be one and a half times the normal hourly rate of pay. Overtime pay shall be calculated to the nearest half hour interval.

Department Managers shall receive pay for over-time when the following conditions exist:

1. A paid overtime employee is not available;
2. The work performed is non-supervisory; and
3. The work must be accomplished immediately.

The rate of pay shall be one and a half times the averaged pay rate for the position normally required to perform the work.

V. VACATION (amended section)

Annual vacation leave is earned based on the following schedule up to a maximum of twenty-six (26) days per year:

First year	6.67 hours a month to equal 80 hours a year
Each year thereafter	an additional .67 hours per month equal to 8 hours per year

Employees should use vacation leave within the year accumulated; ~~The Chief Administrative Officer may approve a year-to-year accumulation.~~ however, accumulated leave shall not exceed thirty (30) days at the end of the calendar year.

New general employees may use accumulated leave following their six (6) month probation and law enforcement officers following their twelve (12) month probation.

A request for vacation leave shall be approved by the Department Manager prior to the first day of leave. Employees with greater seniority have priority if a conflict of requested leave periods occurs.

Employees leaving city employment shall be paid at a current rate of pay for all unused accumulated vacation leave.

VI. TRAVEL PLANNING AND REIMBURSEMENT (amended section)

When employees are required to travel on city business, they shall be reimbursed for:

1. Private vehicle use, at a rate of ~~\$.20~~ \$.24 per mile;
2. The actual and reasonable expenses for lodging and meals.

When employees are making travel and accommodation arrangements, it shall be the responsibility of the employee to obtain, whenever available, government discount rates.