

## **GIG HARBOR CITY COUNCIL MEETING OF MARCH 8, 2004, 2004**

**PRESENT:** Councilmembers Ekberg, Young, Franich, Conan, Dick, Picinich, Ruffo and Mayor Wilbert.

**CALL TO ORDER:** 7:03 p.m.

**PLEDGE OF ALLEGIANCE:**

**SWEARING IN CEREMONY:** Officer Michael Allen.

Mayor Wilbert performed the ceremony for Officer Allen, and welcomed him and his wife, Debra.

### **CONSENT AGENDA:**

*These consent agenda items are considered routine and may be adopted with one motion as per Gig Harbor Ordinance No. 799.*

1. Approval of the Minutes of City Council Meeting of February 23, 2004.
2. Correspondence / Proclamations: Zoo/Trek Authority Board
3. Well No. 6 Sand Pack Contract.
4. Skansie Brothers Park Survey Contract.
5. Autumn Crest Stormwater Facilities Maintenance Agreement.
6. Harborview Drive View Point – Park Sign.
7. Approval of Payment of Bills for March 8, 2004.  
Checks #42605 through #42730 in the amount of \$447,932.25.
8. Approval of payroll for the month of February.  
Checks #3054 through #3097 and direct deposit entries in the amount of \$253,415.46. Check # 3074 voided.

**MOTION:** Move to approve the consent agenda as presented.  
Picinich / Ruffo – unanimously approved.

### **OLD BUSINESS:**

1. Second Reading of Ordinance – Amend PCD-BP Zone to Conditionally Allow Hospitals. John Vodopich, Community Development Director, presented this ordinance to conditionally allow hospitals in the business park zones. He explained that this recommendation was unanimously approved by the Planning Commission.

**MOTION:** Move to adopt Ordinance No. 958 as presented.  
Ruffo / Picinich – unanimously approved.

### **NEW BUSINESS:**

1. Planning Commission Comments – Building Size Analysis. John Vodopich explained that last year, a building size analysis had been performed by Perteet Engineering. At the Council meeting of February 9<sup>th</sup>, Council directed staff to draft an

ordinance implementing the recommendations outlined in the report, which was then referred to the Planning Commission to review during a work-study session. No public testimony was taken at the work-study session as it was intended that the City Council would conduct its own public hearing. Mr. Vodopich recommended April 26, 2004 as a date for the public hearing, explaining that this would meet the state's 60-day review period.

Councilmember Ekberg clarified that the only action being taken at this meeting was to set the formal public hearing date. Mr. Vodopich concurred, explaining that public testimony would be taken at the April 26<sup>th</sup> public hearing and first reading of the ordinance.

Mayor Wilbert said that two people had signed up to speak on this agenda item and asked them to come forward.

Charles Hunter – 8829 Franklin Avenue. Mr. Hunter said that he was concerned with the possible, unintended consequences of the Perteet's recommendations. He urged Council to remove the Gig Harbor basin from any decisions made and to appoint a citizens committee to review the recommendations and the possible ramifications. Mr. Hunter gave an overview of the concerns with the various recommendations throughout the city and again urged Council to consider a citizens committee.

Councilmember Ekberg clarified that the recommendation was only to set a public hearing.

Lita Dawn Stanton – 111 Raft Island. Ms. Stanton read a letter outlining her concerns that by the time an ordinance is before Council for consideration, there has not been sufficient public input. This gives an impression of a government that is out of touch with the people. Ms. Stanton said that the Perteet report is geared toward the Westside Business District, and any decision to implement the recommendations could dismantle the downtown area. She agreed that a plan was needed for each district.

Councilmember Young said that this has been an on-going issue for approximately three years. He explained that several means of advertisement had been used to solicit public input. Now it is back to Council for consideration, and they will continue to gain public input throughout the process.

Kit Kuhn – 3104 Shyleen Street. Mr. Kuhn explained that he has been a business owner in the downtown area for sixteen years, as well as a resident. He said that he had not received any notification of the process to gain public input. He said that he agrees that growth is necessary, but stressed that those affected have to be involved in the process. Mr. Kuhn voiced concern about the size of the current construction off Rosedale, adding that no one in the downtown area was asked for input into this project. He recommended that the city send out a citizen questionnaire to gather input, urging Councilmembers to keep the public involved. He also encouraged Council to preserve the quaintness of the harbor.

John Vodopich addressed the comments regarding the projects off Rosedale. He explained that there are no building size limitations in the downtown business district today.

Mark Hoppen, City Administrator, added that the site plan for the second building being constructed has been in existence many years and was vested during a time that plans had no expiration date. In addition, the site plan did not have the benefit of the Design Review process, but the owner of the property came in and sought to get the buildings to conform to design review, even though they had a vested site plan. The office building above this is a product determined by Planning Commission and Council in 1994 through the Comprehensive Plan and the zoning at that time, and only now are people aware of the effect of drawing the DB zone across the hill next to a residential area. This is why you must be vigilant when you plan for the future.

John Vodopich explained that one of the 2004 Budget Objectives is to review and revise the Comprehensive Plan under the States Growth Management Act. A contract with a consulting firm will be coming to Council for approval at the next meeting. The deadline for completion is December 1, 2004.

Nick Tarabochia – 8021 Shirley Avenue. Mr. Tarabochia explained that he was part of the Poteet Engineering questionnaire. He said that he discussed the issues with John (Hoffman) and agreed with how the decisions were made for recommendations. Mr. Tarabochia said that one reason this came about was because of the Russell Building and the efforts to put in regulations that wouldn't allow this to happen again. He said he believes in flexibility if Gig Harbor is going to have a city center and facilitate growth. He discussed the problem with parking and the loss of downtown businesses.

Mr. Tarabochia then addressed the Rosedale projects that adjoin his family properties. He agreed that they are intrusive, but said that he plans on dealing with it, and wants the opportunity to use his family properties on the basis of what would be best for the community but not be limited by size, scope or form.

Guy Hoppen – 8402 Goodman Drive. Mr. Hoppen voiced concern with the Waterfront Commercial and Waterfront Millville zoning change on the boatyard property, primarily because the development is not a foregone conclusion. He said that he hates to limit the opportunities there, and that he thinks that the opportunities on the waterfront commercial are more community-friendly than a residential development. He urged Council to slow the process and allow the community to comment. He said it is a keystone to the last part of the waterfront that is culturally and historically significant.

Councilmember Franich thanked everyone for taking the time to comment and encouraged them to come to the public hearing and speak. He continued to agree that there had been opportunity during the Perteet studies for the public to comment. He said that it is true that ordinances are crafted before public input is obtained, and he agreed that more input would be desirable to help in drafting the document. He added that there needs to be a starting point to discuss the issues. Councilmember Franich

addressed the comment about this process being a “backlash” to what had been built in the past, and stressed that it is important to look at the issue from all sides. He said that he believes in the property rights of owners, but that there are other aspects that are important when deciding these issues, adding that he looks forward to a lot of public input during the process.

Councilmember Dick explained that during his term, the topic of what to do with the downtown area has been the most persistent. He stressed that it is important to obtain public input, but the process is difficult. He said that several notices were published, but it isn't easy to get the public to respond. He said that he would appreciate any suggestions to help in identifying the issues that need to be discussed, and how to get the necessary response from the public. Councilmember Dick continued to say that it isn't enough to ask the public to come and talk about issues such as building sizes, which has been on the table for at least three years. The city needs to go through the process of adopting Comp Plans, but the plans are too general to gain much input. The Planning Commission has taken the next step with a recommendation for a series of size-limits for the different zones, which has gotten some response. It was this specific recommendation that solicited a response; one reason that a draft ordinance, with specific language, is the next step to help identify issues and solicit further public input. The Council holds public hearings in order to gather input.

Mr. Kuhn said that in the sixteen years he has been in business, that he has never seen a questionnaire asking for input. He stressed that all the people being affected should be surveyed. He offered to help to develop a survey to obtain this type of input.

John Vodopich responded to the Mayor's question on how many projects are currently in progress on the waterfront. John explained that there are currently three, and that this information is available on the city website and at the Community Development Department.

**MOTION:** Move to set a public hearing and a first reading of a draft ordinance at the April 26, 2004 City Council meeting.  
Ekberg / Picinich -

Councilmember Young asked how many mailers were sent regarding the hearings to gather input on building heights. Mr. Vodopich explained that 250 postcards were mailed, as well as the publication of a large newspaper ad in the Gateway after the poor attendance to the first hearing. He added that this resulted in an additional two people from the approximate 25 that attended the first hearing.

Councilmember Ruffo said that he is empathic with the comments by Mr. Kuhn in regards to maintaining the quaintness of the harbor. He continued to say that it is important to realize that this will take balance against property rights, which is the purpose of the public hearing process to allow everyone to work together.

**RESTATED MOTION:** Move to set a public hearing and a first reading of a draft ordinance at the April 26, 2004 City Council meeting.  
Ekberg / Picinich – unanimously approved.

**STAFF REPORTS:** None.

**PUBLIC COMMENT:**

Nick Tarabochia – 8021 Shirley Avenue. Mr. Tarabochia commented on the signage for the Harborview Drive View Point Park, asking that Council consider a more cultural name for this park rather than just Harborview. Council asked Mr. Tarabochia to submit his suggested names to the Parks Committee for consideration, and instructed Mr. Vodopich to hold off on ordering the sign until after a decision had been made.

Lita Dawn Stanton – 111 Raft Island. Ms. Stanton asked for a status report on community involvement for the Skansie Brothers Park. Mark Hoppen explained that the Historical Preservationist who is doing an inventory right now, and that the Public Works crew is installing irrigation and replanting the lawn. There may be a request that comes before Council about the existing garage and driveway structure. When Mr. Grulich has completed his historical preservation assessment, he will begin work on a master plan which will include a public input phase. A committee of “Friends of the Park” will also be included.

Councilmember Ekberg reinforced that the Parks Committee is looking at a plan to set up a committee for any park that is shown an interest to give input, care and volunteerism.

Chuck Hunter. Mr. Hunter asked if the Ruth Bogue Viewing Platform would be rebuilt after the construction of Pump Station No. 3. Mr. Vodopich assured him that it was in the plan and invited Mr. Hunter to come see the plan.

Mike Elwell – 9211 North Harborview Drive. Mr. Elwell said that he is a new resident, and that it doesn't seem to him that the city has a plan. He commented that the Russell Building doesn't match the “Maritime City” theme, and that he thought that the city should come up with a theme similar to what Leavenworth or Poulsbo had done. He said that Gig Harbor is such a wonderful place, adding that size isn't the issue. The issue is architectural.

Mr. Hoppen explained that during the 1992-93 Visioning Process, which led to the current Comprehensive Plan and Design Standards, the citizens voiced a desire not to have a theme like Leavenworth or Poulsbo. He added that the city is currently going through another Comp Plan and visioning process more sophisticated than before. He said that he agreed with Ms. Stanton's comment and that Government is best when you gain public input. He talked about his plan for the downtown area, adding that the plan is a vehicle to gain input.

John McMillan – 9816 Jacobsen Lane. Mr. McMillan said that the only images that he saw of the Russell Building were an overhead view, and perhaps a more comprehensive rendering from a street-view would have been helpful in obtaining the necessary comments. He said that developers have ways to get things through where they could be rendered in a more effective way.

Councilmember Young pointed out that the property owners of that project could have completely blocked the view to the water if they built what they were allowed, and that a different view of the project would not have mattered.

**COUNCIL COMMENTS / MAYOR'S REPORT:** None.


**ANNOUNCEMENT OF OTHER MEETINGS:** None.

**EXECUTIVE SESSION:** None necessary.

**MOTION:** Move to adjourn at 8:18 p.m.  
Picinich / Ruffo - unanimously approved.

CD recorder utilized:  
Disc #1 Tracks 1 – 16.

  
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Gretchen Wilbert, Mayor

  
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Molly Towslee, City Clerk