

GIG HARBOR CITY COUNCIL MEETING OF AUGUST 14, 2000

PRESENT: Councilmembers Ekberg, Young, Owel, Dick, Picinich, Ruffo and Mayor Wilbert. Councilmember Robinson was absent.

CALL TO ORDER: 7:10 p.m.

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 Meetings of July 24, 2000.
2. Correspondence / Proclamations:
 - a) Letter from AWC - Membership.
 - b) Letter from Economic Development Board.
3. Change Order No. 1 - East/West Roadway Project.
4. Consultant Services Contract Amendment No. 2 - East/West Roadway Project - Construction Support Services.
5. Consultant Services Contract Amendment No. 1 - Grandview Athletic Field/Civic Center - Surveying Services.
6. Approval of Payroll for the month of July in the amount of \$180,891.86 (ck#101-242).
7. Approval of Payment of Bills for August 14, 2000:
Checks #30461 through #30605 in the amount of \$409,459.07 (ck#30493 replaced voided ck#30484)

MOTION: Move to approve the Consent Agenda as presented.
Ekberg/Young - unanimously approved.

OLD BUSINESS:

1. Planning Commission Recommendations Revising Chapter 17.80 Sign Code and Second Reading of Ordinance Adopting Revisions. Pat Iolavera, Interim Planning Director, explained that the two public meetings that the Planning Commission held on this issue were advertised as worksessions to gather information to determine whether there was sufficient comment to recommend changes to the sign code. She said that the Planning Commission had made recommendations for amendments to the code, and that if Council wished to revise the code, a public hearing would need to be scheduled.

MOTION: Move that we hold a public hearing on the Sign Code Revisions at the next regular City Council meeting, and place the item on the agenda for a third reading.
Owel/Ekberg - unanimously approved.

NEW BUSINESS:

1. Resolution in Support of Parks Ballot Issue - Proposal No. R2000-70, A RESOLUTION OF THE PIERCE COUNTY COUNCIL ACKNOWLEDGING RECEIPT OF A JOINT REQUEST FROM THE CITY OF TACOMA AND THE METROPOLITAN PARK DISTRICT OF TACOMA; CALLING FOR AN ELECTION ON SEPTEMBER 19, 2000, FOR THE PURPOSE OF SUBMITTING TO THE AFFECTED VOTERS THE DETERMINATION OF WHETHER OR NOT TO IMPOSE A LOCAL SALES AND USE TAX FOR REGIONAL AND LOCAL PARKS AND ACCREDITED ZOO, AQUARIUM, AND WILDLIFE PRESERVES PURSUANT TO REVISED CODE OF WASHINGTON SUBSECTION 82.14.400(6), AND FOR COMMUNITY-BASED HOUSING; AND CREATION OF A ZOO AND AQUARIUM AND ADVISORY AUTHORITY; AND AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE AN INTERLOCAL AGREEMENT ON BEHALF OF PIERCE COUNTY WITH THE CITY OF TACOMA AND THE METROPOLITAN PARK DISTRICT OF TACOMA. Mayor Wilbert explained that this resolution gives Council an opportunity to lend support to the parks ballot. She added that this measure would benefit the city as well as creating a revenue to maintain the two public parks in Pierce County, Northwest Trek and the Zoo. She said that the tax would amount to 1/10th of 1% added to the sales tax within the city.

MOTION: Move to adopt Resolution No. 558.
Dick/Owel -

Councilmember Young called for a point of order recommending that public testimony be solicited before the vote was taken, giving equal time to both proponents and opponents to the measure.

Councilmember Dick spoke in favor of resolution supporting the ballot measure, explaining that funding of parks had been a continuing problem.

The Mayor asked if there was anyone in the audience who wished to speak to this issue. No one came forward.

RESTATED MOTION: Move to adopt Resolution No. 558.
Dick/Owel - five Councilmembers voted in favor. Councilmember Young voted against the motion.

2. Borgen Property – Outbuilding Demolition Contract. David Skinner, Public Works Director, explained that this demolition contract covered the five outbuildings on the Borgen Property and gave a description of the bidding process. He answered questions about the difference in bid amounts and the building being demolished and recommended award of the contract to Guttormsen Brothers.

MOTION: Move to approve execution of the construction contract with Guttormsen Bros., for the demolition work in the amount not to exceed two thousand nine hundred seventy dollars and no cents (\$2,970.00).
Picinich/Dick - unanimously approved.

STAFF REPORTS:

1. GHPD - July Stats. No verbal report given.
2. Pat Iolavera, Interim Planning Director, explained that during the Council Retreat, discussion occurred on the need for Planning Commission to bring issues before Council before pursuing them. She continued to explain that in regard to the Borgen site, it was recommended that the Planning Commission review the structural review, the hazardous materials review, and the cost comparison and come back with recommendations for the property. She asked for Council direction on the kinds of alternatives and analysis that should be pursued.

After discussion, it was recommended that after the outbuildings are removed and the property was cleaned up, then the Planning Commission could review the reports and determine the viability of what could be done with the building and property and come back with recommendations.

Pat continued to ask for Council's direction on developing an ordinance to address binding site plans. She described a situation that arose from two property owners who couldn't split their property after going through site plan and design review, due to issues with setbacks that wouldn't have existed before splitting. Councilmember Dick agreed that it would be appropriate for the Planning Commission to look at this issue and suggested that in addition, they should consider addressing condominiums that don't go through the platting process.

PUBLIC COMMENTS:

Donna Lormor - 3503 Homestead Lane. Ms. Lormor said she was before Council on behalf of the Gig Harbor Retail and Restaurant Association. She read the letter that had been submitted to Council regarding the organization's vision in regards to the future of the Gig Harbor Waterfront in response to the recent interest by the Forward Together Vision Committee. The letter addressed the issues that came forth from their membership of 47, including parking, pedestrian amenities, traffic flow, height restrictions, architectural standards and historic preservation.

Shirley Tomasi - 11107 Hallstrom Drive NW. Ms. Tomasi thanked the city for a job well done in maintaining the city parks. She said that she had just three major programs in the city park and that everything had been well taken care of. She continued to say that there was an issue with difficulty in parking during the Tacoma Concert Band event. She asked if it would be possible to utilize the property that the city owns behind the Masonic Building for parking during future events, and to put up better signage for no parking areas to alert the public to these areas. She continued to give a brief update on the growth of the Cultural Arts Commission.

Councilmember Picinich thanked Shirley for her efforts with the Commission. Mayor Wilbert explained that she had asked staff to install signage in that area and had discussed the problem with parking in that area.

Walt Smith - 11302 Burnham Drive. Mr. Smith explained that the Forward Together Committee had worked for seven months to develop a process to create a vision for downtown Gig Harbor

with the cooperation and involvement of the property owners, business owners, developers, and the City of Gig Harbor. He thanked staff and the people involved in the committee, and said that they would not be presenting information directly to the City Council, but the information would go through the process with the Planning Commission. He said that throughout the process, three items that have been identified; parking, pedestrian, and streetscapes with the emphasis on public restrooms. He said that there is a twelve-page action plan that came from the last three community meetings and from Beckwith Consulting that will be submitted to the Planning Commission. He spoke of support for the small business owners and said that it is the committee's commitment to work cooperatively with all interest groups. He said that the small business owner could not be expected to pay for the visual improvements added that it would be a city responsibility. He concluded that the committee hopes that these efforts are not a waste of time and that they are looking for a leader to keep the process going forward. He thanked the Council for their time.

Councilmembers were very complimentary on how the process had included the public and thanked the committee for their efforts.

Carl Halsan, 7766 52nd Place. Mr. Halsan explained that he had gladly volunteered many hours to the Forward Together Committee, and requested that any recommendations that come forward from this process should consider all the citizen needs, not just those who live, work, or are property owners in the downtown core. He said that the issues identified are all the same, it is only the solutions that are different, and recommended that everyone get together to come up with a collective vision and move forward to do something.

Linda Gair - 9301 North Harborview Drive. Ms. Gair gave an overview of her background. She said that she had been opposed to the Chamber of Commerce's visioning committee, as she viewed it as a diversion to the proposed cluster zoning. She explained that she became a part of the Forward Together Committee to see "what the developers were up to." She said that after attending the meetings, she found that ideas were shared and from these ideas, a concept and plan were developed to address the issues of parking, street beautification, and to make Gig Harbor more pedestrian friendly. She continued to say that people didn't seem to realize that this study included the feedback of the entire community. She said that misinformation leads to mistrust, and that conclusions have been reached without any basis in fact. She concluded to say she was concerned that the future of Gig Harbor wouldn't be decided by the Chamber of Commerce, by the residents, nor by the waterfront association, but by a mere handful of property owners who may or may not have the city's best interest at heart. She said that the downtown could be sold to the highest bidder. She said as a community, everyone must work together, and that this Vision Study may be a good place to start.

Lita Dawn Stanton - business owner. Ms. Stanton passed out copies of a handout and explained that she had been tasked by others who were not able to attend the Forward Together meetings to find out what was being proposed. She said that she and Kit Kuhn had done a poll of their own and received 99 responses. She requested that as Council and the Planning Commission moves forward with this process that they be very sensitive to all the people and not just those who answer to a specific direction.

COUNCIL COMMENTS:

Councilmember Steve Ekberg commented on the two projects that the city crew was currently working on, the waterline on Pioneer and the streetlights on Harborview. He said that the crew performing the work is a great tribute to the Public Works Department and to the staff working for the department.

Councilmember Frank Ruffo asked if the Planning Commission had the intent to consider and work upon the suggestions from the Forward Together Committee. Pat Iolavera clarified that no one from the Forward Together Committee had contacted her and she had not had any discussion on any element of the plan. She said that she had just recently received a copy of their proposal and had not yet taken it to the Planning Commission as she was waiting for direction from Council. Councilmembers suggested that the Planning Commission take a look at this as soon as their schedule permits.

Councilmember Bob Dick thanked Pat for the information on the role of the Planning Commission. He added that the information helped him to understand how the Commission meets the requirement of the city code. Councilmember Owel shared information on when the bylaws had been passed during her tenure on the Planning Commission. She suggested contacting Carl Halsan for clarification.

STAFF COMMENTS:

David Skinner, Public Works Director, gave an update on the process to update the Transportation Comprehensive Plan, and suggested that the recommendations from the Planning Commission in response to the Forward Together Committee be looked at carefully before becoming a part of the Comp plan. He added that a detailed transportation analysis would have to be done before any move towards a one-way street system could be considered.

Councilmember Picinich asked if any impact fees had been received from the Russell Project. He was informed that this project had been vested before that ordinance took effect and therefore would not be required to pay impact fees.

EXECUTIVE SESSION: None scheduled.

ADJOURN:

MOTION: Move to adjourn at 8:39 p.m.
Ekberg/Ruffo -

Councilmember Picinich said that he had missed the Council Comments portion of the meeting and wanted to ask about items previously approved on the Consent Agenda. Councilmember Ekberg called for a point of order, as the items had already been approved, and suggested that if Councilmember Picinich had questions, he could discuss them with Mr. Skinner after the meeting.

RESTATED MOTION: Move to adjourn at 8:39 p.m.
Ekberg/Ruffo - unanimously approved.

Cassette recorder utilized.
Tape 585 Side B 095 - end.
Tape 586 Both sides.
Tape 587 Side A 000 -079.

Archie R. Ruffo
Mayor

Molly M. Dowd
City Clerk