

MINUTES OF GIG HARBOR CITY COUNCIL MEETING – May 13, 2013

PRESENT: Councilmembers Ekberg, Young, Perrow, Malich, Payne, Kadzik, and Mayor Hunter. Councilmember Guernsey was absent.

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of City Council Minutes Apr. 22, 2013.
2. Liquor License Action: a) Special Occasion Liquor License – Coastal Heritage Alliance; b) Special Occasion Liquor License – Gig Harbor Canoe and Kayak Club.
3. Receive and File: a) Finance – Quarterly Report; b) Planning Commission Minutes: Feb. 21, 2013, Mar. 7, 2013, Mar. 21, 2013, Apr. 4, 2013, Apr. 11, 2013, and Apr. 18, 2013; c) Council Workstudy Minutes Apr. 22, 2013; d) Parks Commission Minutes Apr. 3, 2013; e) Lodging Tax Advisory Committee Minutes Apr. 25, 2013.
4. Appointment to Lodging Tax Advisory Committee.
5. Resolution No. 929 – Surplus Vehicles and Equipment.
6. Donkey Creek Restoration and Transportation Project – Pierce County Conservation District Green Partnership Fund Grant Agreement.
7. Resolution No. 930 – Maritime Pier Pump-out Sole Source Purchase.
8. Amendment to Agreement for Attorney Services, William Joyce.
9. Approval of Payment of Bills May 13, 2013: Checks #72390 through #72537 in the amount of \$1,336,699.78.
10. Approval of Payroll for the Month of April: Checks #6959 through #6968 and direct deposits in the total amount of \$337,340.16.

MOTION: Move to adopt the Consent Agenda as presented.
Ekberg / Perrow – unanimously approved.

OLD BUSINESS: None.

NEW BUSINESS:

1. Public Hearing and First Reading of Ordinance – Interim Regulations on Food Trucks. Senior Planner Lindsey Sehmel presented the background information for this ordinance that would allow food trucks within the city on a temporary, one year basis.

Mayor Hunter opened the public hearing at 5:35 p.m. No one came forward to speak and the public hearing closed.

Ms. Sehmel addressed Council's questions and concerns submitted in an e-mail from Steven Lynn. She explained that the ordinance was drafted with simplicity to allow the process to be evaluated until the end of the year. If a permanent ordinance comes

before Council all the issues and concerns will be more thoroughly addressed before final adoption.

Angela Belbeck explained that the public testimony on this temporary ordinance has concluded, but when a permanent ordinance proceeds there will be plenty of time for more public input.

This will return for a second reading at the next meeting.

2. Arts Commission Request for Public Art at Bogue Viewing Platform. Lita Dawn Stanton, Special Projects and Historic Preservationist, presented this request to use a portion of the Gig Harbor Arts Commission capital budget for the acquisition of public art. The proposed piece would honor the community's Scandinavian heritage and would be located at the Bogue Viewing Platform. She then addressed Council's questions.

Councilmember Ekberg commented that this is a great project that has been on hold for quite a while. He also explained that the former Mayor Ruth Bogue passed away last Friday and so this is an appropriate time for this project to move forward.

MOTION: Move to authorize the Gig Harbor Arts Commission Public Art Project at the Bogue Viewing Platform in an amount not to exceed \$25,000.
Ekberg / Malich – unanimously approved.

STAFF REPORT: None.

PUBLIC COMMENT:

Wade Perrow – 9109 No. Harborview Drive. Mr. Perrow said he is pleased with the progression of the Donkey Creek Restoration Project. He asked if more could be done to complete that end of the bay by changing the existing property lines to allow on-street parking and wider sidewalks along his property to connect with the Donkey Creek improvements. He said he would be willing to trade or dedicate property to the city in exchange for an opportunity to redevelop or make improvements to the existing building on his adjacent site. He explained that currently there are regulatory restrictions prohibiting him from making improvements to the site that he feels better fit the vision of the downtown waterfront.

Mayor Hunter asked whether it was appropriate to have a discussion about this proposal. City Attorney Angela Belbeck responded that currently there isn't enough information to make a decision and a dispute between the surveyors will need to be resolved. She said that both engineering and planning staff is working with one of her colleagues to see if there is some way to make this work.

Mr. Perrow said that the challenge is that when Donkey Creek is daylighted it would take away all his property rights as it will be designated a wetland. He further explained

that the existing building is non-conforming. He said that he wants to invest the money to make this end of the harbor something special, but it can't be done without the help of the city council because it is a regulatory vortex, according to the Planning Department.

Planning Director Jennifer Kester explained that this is a difficult site due to the layers of regulatory zoning, but there are opportunities. She said that there have been pre-application meetings with Mr. Perrow's consultants to explain this, and suggested that council call either her or Peter Katich to go over the possibilities that have been discussed.

Councilmember Young asked that staff address whether Burnham Street end affects the boundary lines. Ms. Belbeck assured him that this is being considered. He then said that the larger issue is the layers of regulation that cause downtown development to be difficult. He voiced support of a suggestion by Mr. Perrow to hire a consultant to take a look at the code to address unintended consequences.

Ms. Kester then addressed a question on timing by explaining that most of the constraints on this site are environmental and related to our critical areas ordinance and shoreline regulations. There is a timing issue due to Mr. Perrow's desire to submit an application before the stream critical area regulations are in effect when Donkey Creek is opened. She said that the Planning Commission is presenting information on code flexibility and vision for the downtown area at the joint worksession on June 3rd and suggested that if Council would like a consultant to work on these issues, a recommendation could be made after hearing the Planning Commission presentation. She further assured Council that Peter Katich is working with engineering and the attorney's office to address Mr. Perrow's concerns and hopes to have a resolution; she added that they are well aware of the deadlines. She stressed that the most difficult issue for this site are the critical area regulations which staff doesn't have the ability to bring forward a recommendation for change. She said that the Planning Commission continues to work on the uses, building heights, and buffers.

Staff was asked to have more information in response to Mr. Perrow's proposed land exchange at the next meeting.

MAYOR'S REPORT / COUNCIL COMMENTS:

Councilmember Ekberg shared the highlights from the meeting regarding the 2015 US Open at Chambers Bay last week: 1) they will be looking for other jurisdictions' assistance, i.e. police and staff support; 2) they will bring in national providers who erect 300,000 square feet of usable space and understand such issues as transportation and hotel needs; 3) they are hoping for bad weather because it's a "links" course; 4) television networks like the course because there's only one tree; and 5) it was suggested that local businesses may want to give discounts to volunteers in order to get their name out there. He said that the group seems to be raring to go.

Councilmember Payne introduced Lindsey Munson, newest member of the Lodging Tax Advisory Committee.

Councilmember Kadzik announced that he would be out of town and would miss the next council meeting of the 28th.

Councilmember Malich said that he attended the latest Tacoma Narrows Airport Committee meeting. He said he wonders if it is useful for the city to be represented on this committee. Mayor Hunter stressed the importance of keeping in the loop with this group. Councilmember Malich then said he had attended the latest Flood Control District meeting in Councilmember Payne's absence. He suggested that he would need an official letter of appointment to serve in lieu of Councilmember Payne. The two discussed the possibility of switching representation on the two committees.

Councilmember Young reported that Pierce Transit passed a management restructuring plan. He said that they are still working on a temporary downtown shuttle.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Operations Committee: Thu. May 16th at 3:00 p.m.
2. Civic Center Closed for Memorial Day – Mon. May 27th
3. Boards and Commission Candidate Review: Tue. May 28th at 4:30 p.m.
4. City Council: **Tue. May 28th** at 5:30 p.m. (due to holiday)
5. Joint Council / Planning Commission Worksession: Mon. Jun 3rd at 5:30 p.m.


**ADJOURN TO JOINT COUNCIL / LODGING TAX ADVISORY COMMITTEE
WORKSTUDY SESSION:**

MOTION: Move to adjourn at 6:20 p.m.
Kadzik / Perrow – unanimously approved.

CD recorder utilized: Tracks 1002 – 1014



Charles L. Hunter, Mayor



Molly Towslee, City Clerk