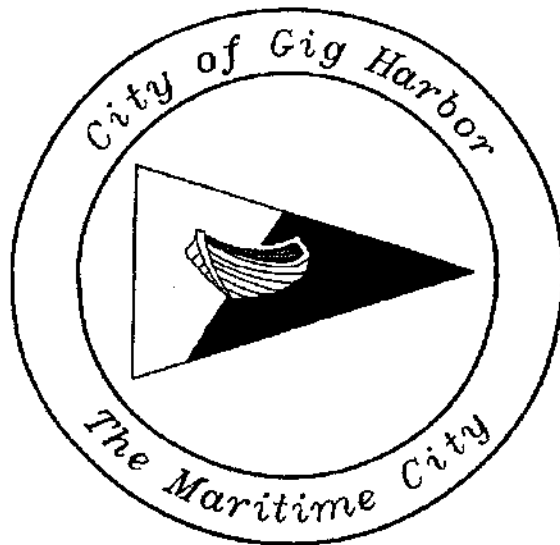


Gig Harbor City Council Meeting



April 27, 1998

7:00 P.M., CITY HALL COUNCIL CHAMBERS

AGENDA FOR GIG HARBOR CITY COUNCIL MEETING

April 27, 1998 - 7:00 p.m.

CALL TO ORDER:

APPROVAL OF MINUTES:

CORRESPONDENCE / PROCLAMATIONS:

OLD BUSINESS:

1. Second Reading of Ordinance Amending GHMC 9.26.050 – Domestic Violence.

NEW BUSINESS:

1. Gig Harbor North – Water ULID Request.
2. First Reading of Ordinance – Planning Commission Recommendation, Preannexation Zoning for the Purdy Area.
3. First Reading of Ordinance – Planning Commission Recommendation, Zoning District Amendments for the Westside.
4. First Reading of Ordinance – Proposed Revisions to Chapter 18.04, SEPA Policies.
5. Street Pavement Marking – Contract Award.
6. Destination Identification and Mapping.
7. Liquor License Assumption – Spiro's Pizza.
8. Discontinuation of Liquor Sales – Captain's Terrace.

PUBLIC COMMENT/DISCUSSION:

MAYOR'S REPORT: Pedestrian Safety.

COUNCIL COMMENTS:

STAFF REPORTS:

1. Dave Rodenbach, Finance Director - Quarterly Report.

ANNOUNCEMENTS OF OTHER MEETINGS:

1. Pierce County Council District 7 Meeting – May 12th, 7:00 p.m. at the Pt. Fosdick Branch Library.

APPROVAL OF BILLS:

EXECUTIVE SESSION: For the purpose of discussing property acquisition per RCW 42.30.110, (b) and litigation per RCW 42.30.110 (i).

ADJOURN:

REGULAR GIG HARBOR CITY COUNCIL MEETING OF APRIL 13, 1998

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

CALL TO ORDER: 7:06 p.m.

PUBLIC HEARING: Amendments to Chapter 17.80 – Sign Code. Mayor Wilbert opened the public hearing at 7:07 p.m. Ray Gilmore, Planning Director, announced that staff would make a presentation later in the meeting on this item.

Wade Perrow – 9119 North Harborview Dr. Mr. Perrow handed out an aerial photo denoting the end of the fogline on Highway 16 at the Olympic Village Interchange. He said that at a previous council meeting, staff had stated that the best place to limit exposure was at the beginning and end of the on and off-ramps. He said that it was his understanding that the visual node was to include the on and off-ramps and added that the Inn at Gig Harbor was within the area where the westbound fogline ended. He said that the choice is up to City Council to interpret the Comprehensive Plan and to make a fair and reasonable decision for what should be done to protect the visual corridor on SR-16. He assured Council that there would never be a tree removed from in front of the Inn at Gig Harbor.

Lois Eyrse – Gig Harbor Peninsula Chamber of Commerce. Ms. Eyrse spoke about the issue of the definition of holidays as it pertains to temporary signs and promotional events. She said that the state holidays listed were to allow for employee days off and do not reflect celebrations important to retail businesses. She asked that the holidays be defined as Valentines Day, President's Day, Easter/Passover, Mother's Day, Father's Day, 4th of July, Halloween, and Christmas/Hanukkah. She added that she wanted to go on record to challenge several resolution statements and read the items. She concluded by asking that Council review the Sign Code in two years to assure that the intent had been met.

Councilmember Dick said that this was the first time he had heard these concerns and asked for clarification for what was being sought as a result of the comments. He said that a request to change this wording should have come at an earlier time, not at the last minute after many scheduled public hearings. He added that he understood from the Chamber that the process to resolve conflicting issues in the sign code had been successful on a number of significant changes.

Ms. Eyrse said that the resolution had been written after the process was almost over and this was her first opportunity to address their concerns with the resolution. Councilmember Dick said that if the Chamber felt the language in the resolution was flawed, they should have come forward with wording that they thought was appropriate to match what was being done.

Sean Eagan – Government Affairs Director of the Pierce County Association of Realtors. Mayor Wilbert told Mr. Eagan that Council had been given a copy of his letter. Mr. Eagan said the Association of Realtors wished to voice their support of several of the changes made to the proposed amendments to the sign ordinance. He added that there still were concerns remaining about the number of temporary “For Sale” signs in Section 17.80.110(b)(1), which they felt were too restrictive.

Jim Pasin – 3208 50th St. Ct. NW. Mr. Pasin raised several concerns such as definitions that he felt were unclear, the 21” lettering height, and signage in the interchange. He suggested that interchange areas have a tendency to fluctuate and that he felt the proposed visual node was attempting to be too restrictive.

Councilmember Dick asked Mr. Pasin if he had any proposed language to resolve the concerns he had brought up and again stated that it was late in the process to be bringing up suggestions.

James Seely – representing Wade Perrow. Mr. Seely said that his clients support the changes to the Sign Code with one exception and asked Council to include the properties owned by Wade Perrow and John Holmaas in the Interchange Node. He said that the issue seems to be that by amending Exhibit ‘1’, which illustrates the nodes, an amendment to the Comprehensive Plan would be required. He said that he disagreed and that the Comp Plan Nodes are not meant to be parcel specific. He said that a decision to include The Inn at Gig Harbor would be fair, reasonable, and provide a natural break, and that prohibiting signage facing SR-16 would attack the lifeblood of a brand new, significant investment in Gig Harbor.

Councilmember Dick said he appreciated Mr. Seely’s comments and asked if his concern was that Exhibit ‘1’ was inconsistent with the exhibit in the Comp Plan. Mr. Seely said that the shape difference made the coverage inconsistent and that if the exhibit has to be exactly consistent with the Comprehensive Plan, there are properties that would be covered in the Comp Plan that are not included in the proposed Exhibit ‘1’ to the Sign Code. He added that because the exhibits are not consistent, it wouldn’t be inappropriate to further extend the node to include his client’s properties without having to amend the Comprehensive Plan.

Councilmember Young said that he had been advised by Staff the boundaries could not be extended without amending the Comprehensive Plan, which could only be changed once a year. He then offered to propose that this section be reviewed during the update period.

Phil Arenson – 6750 Kimball Dr. Mr. Arenson said that the business community was aware that City Council, the Planning Commission and Staff have worked diligently on the problems of the Sign Code, but nevertheless, there remain serious problems which he wanted to be put on the record. He talked about the arbitrariness and lack of factualness that exhibits itself many times in the document, sometimes to the point of embarrassment. He responded to Councilmember Dick’s question as to why these comments were coming at such a late date. He said that the resolution sets up legal grounds by which the ordinance will be upheld in potential litigation, and then added that no one that he knew of had plans to litigate. He went on to describe at length many of his concerns and the “great constitutional flaws” within the document.

Councilmember Picinich said that he agreed with the suggestion to review the document in two years. He asked about the request to add holidays. Mr. Arenson stated that nine holidays had been suggested.

Councilmember Dick said that he appreciated that the Chamber had submitted ideas for which holidays were important. He then asked if he was to understand by Mr. Arenson's that the ordinance should not be passed because of the litany of difficulties and arbitrary elements. Mr. Arenson said that his preference would be that the City Council take one more hard look at the document and actually read it page by page and change any arbitrary language included.

Councilmember Markovich said he supported Councilmember Dick's frustration at these comments from Ms. Eyres and Mr. Arenson. He said that as a past president of the Chamber of Commerce, he has been an active proponent of the dialogue to amend the Sign Code and to allow the business community an opportunity to have input into the process. He added that after numerous public hearings, it was hard to believe these comments were coming forth on the last evening, affecting everything that had been accomplished in the last 18 months.

Mr. Arenson said he understood the frustration. He said that he expected the ordinance to be passed this evening, with a few minor changes such as the holidays, and that they hoped it would be reviewed again in two years.

Tom Morfee – 3803 Harborview Drive, PNA. Mr. Morfee said that he hoped that Council would pass the ordinance this evening as PNA supports the proposed amendments which came about with a great deal of compromise. He added that there is still a great deal of support for amortization of non-conforming signs, but that they understand the Planning Commission's compromise on this issue. He said that he was glad to hear that the Chamber of Commerce was conciliatory and that there will be no litigation, but was surprised to hear the future President of the Chamber state that they felt the document was arbitrary and unconstitutional. He added comments on the visual node, economic development, and concluded that he would like to see the document reviewed in two years. He concluded by stating that the advocacy letter from the Chairman of the Planning Commission was entirely inappropriate and raised an issue of fairness.

Donna Lormor – 3026 Harborview Drive. Ms. Lormor said that she has a business at 3026 Harborview Drive and is a member of the Chamber of Commerce and the Gig Harbor Waterfront Retail and Restaurant Association. She asked that the holidays not be defined by the state RCWs and that the business owners be allowed to choose holidays on which to decorate. She added that the 32 pages of information in the sign code was difficult for most people to interpret and agreed with the need for some kind of index to help understand the document. She also asked if a staff member could attend some of their meetings to answer questions. She then addressed seasonal decorations and holiday banners.

Councilmember Dick asked if the suggested retail holidays would be beneficial to her business. She asked for flexibility for special events not listed as a holiday. Steve Osguthorpe, Planning Associate, explained that the proposed amendments have taken out restrictions for window signs

except for the 50% coverage, which would allow for these events. He added that 60 days were allowed for temporary banner and balloon signs for added flexibility.

Marie Sullivan – Executive Director for the Gig Harbor Peninsula Chamber of Commerce. Ms. Sullivan explained that the Chamber is interested in a sign code that works for business and apologized for the lateness of the comments that had come forward at this meeting. She said they are looking for a sign code that is easy to understand, easy to implement and is fair. She said that there are still concerns that there are subjective statements in the document, and the Council should understand that they are adopting findings as facts and need to be aware of the implications. She added that the Chamber would continue to work with the City.

Mayor Wilbert closed the public hearing at 9:47 p.m.

APPROVAL OF MINUTES:

MOTION: Move approval of the minutes of March 23, 1998 as presented.
Picinich/Owel – unanimously approved. Councilmember Markovich abstained.

CORRESPONDENCE/PROCLAMATIONS:

Proclamation – Disaster Preparedness Month. Mayor Wilbert read this proclamation from the Pierce County Director of Emergency Management proclaiming April as Disaster Preparedness Month.

MOTION: Move to declare April as Disaster Preparedness month.
Dick/Picinich – unanimously approved.

Mayor Wilbert announced the need for a short break at 8:52 p.m. The meeting resumed at 9:03 p.m.

OLD BUSINESS:

1. Third Reading of Ordinance– Planning Commission Recommendations on Amendments to Chapter 17.80 – Sign Code. Ray Gilmore, Planning Director, introduced Steve Osguthorpe, who gave a brief presentation illustrating the comparison between the proposed Exhibit '1' and the nodes in the Comprehensive Plan. He addressed the location of the Inn at Gig Harbor in relation to these maps. Ray Gilmore answered Council's questions regarding the signage at The Inn and the process to update the Comprehensive Plan. Mr. Gilmore explained that Mr. Perrow had the option to apply for a variance for his signage. Discussion on the comments brought forth during the public hearing led to the following motions.

MOTION: Move we direct the Planning Commission to address the Interchange Node

when the Comprehensive Plan is updated.
Young/Picinich – unanimously approved.

MOTION: Move to adopt Ordinance No. 788 with the various changes and corrections to the Gig Harbor Sign Code.
Ekberg/Owel –

Mayor Wilbert suggested that Council make any amendments to the ordinance consequent to the public hearing.

Councilmember Markovich suggested that all the sections that were found objectionable could be deleted from the preamble. Carol Morris, Legal Counsel, explained that 'Whereas' sections only provide legislative history to the ordinance and are not enforceable and could be deleted.

MOTION: Move to delete the entire recitation of the Planning Commission findings beginning on page four, up to the first 'Whereas' on page seven. Amend the second 'Whereas' on page four to read, "Whereas the Planning Commission has made findings and facts dated ..." Modify the second 'Whereas' on page seven to read, "Whereas the City Council considered the findings of the Planning Commission," and finally, strike sections (b) and (c) from the third 'Whereas' on page seven.
Young/Markovich – unanimously approved.

MOTION: Move to amend Section 17.80.050 A(4), changing the word 'site' to 'sight'.
Owel/Dick – unanimously approved.

ORIGINAL MOTION: Move to adopt Ordinance No. 788 with the various changes and corrections to the Gig Harbor Sign Code.
Ekberg/Owel – unanimously approved.

MOTION: Move that the Sign Code be reviewed by the Planning Commission within two years and that a report be given to the City Council.
Ekberg/Picinich – unanimously approved.

NEW BUSINESS:

1. Appointments to the Planning Commission. Mayor Wilbert explained that two vacancies had opened on the Planning Commission and that she had received five applications for the positions. She introduced the applicants that were present to give a brief presentation regarding their vision for Gig Harbor. Mayor Wilbert explained that she had asked Mark Robinson and Bruce Gair to complete the terms left vacant. She added that one vacancy would end in June of 1998 and the other in June of 1999. She asked Mark Robinson to draw a card to determine which term he would serve. He drew the term ending June of 1999.

MOTION: Move we accept the appointment of Mark Robinson and Bruce Gair to the Planning Commission, with the terms to be determined by a drawing .
Owel/Dick – unanimously approved.

2. Council Committees. Mayor Wilbert explained that there are three active Council Committees and that an additional two had been suggested, an Economic Development Committee consisting of Councilmembers Young, Owel and Picinich, and a Land Use Planning Committee consisting of Councilmembers Dick, Markovich and Ekberg. She thanked Councilmembers for volunteering to serve and explained that it was her expectation that these committees would help her and staff better assess the needs of the community.
3. Voting for Representative for Pierce Transit. Mayor Wilbert explained that she had receive another request for support for this position from Phil DeLeo of Bonney Lake. She asked for Council to vote for either David Viafore or Phil DeLeo for the position of representative for Pierce Transit.

MOTION: Move to vote for David Viafore, Mayor of Fircrest, and approve Resolution No. 415 supporting this action.
Markovich/Young – unanimously approved.

4. First Reading of Ordinance Amending GHMC 9.26.050 – Domestic Violence. Mitch Barker, Chief of Police, introduced this first reading of an ordinance to amend GHMC Section 9.26.050 to bring it current with state law. This will return at the next meeting for a second reading.
5. Resolution – Hotel-Motel Tax, Proposed Uses. Dave Rodenbach, Finance Director, gave an overview of this second resolution for the proposed use of the revenues from the hotel-motel tax.

MOTION: Move to adopt Resolution No. 515.
Markovich/Picinich – unanimously approved.

6. Liquor License Renewal – Harvester Restaurant. No action taken.

PUBLIC COMMENT:

Mark Robinson – 7415 Stinson Avenue. Mr. Robinson explained that he had been interviewed for an upcoming article about Gig Harbor in the Neighborhood Section of the Seattle PI on Sunday, April 26th and asked Council to look for it in the paper.

COUNCIL COMMENTS:

Councilmember Dick handed out a memo regarding issues of orderly process and legal issues during Council meetings. He added that he thought it would be to Council's advantage to have staff gather copies of procedural rules adopted by other cities to improve the process. He suggested a retreat to discuss these issues. He said then Council could adopt rules which would help people who come before Council to better understand the process.

Councilmember Markovich agreed and added that, most importantly, Council should adhere to whatever rules are adopted.

Councilmember Owel added that as the city grows, it would be good to provide parameters for the meeting procedures, as the process can become complicated. She said that the Parliamentary Procedure classes she attended were very helpful. She said that matters of form lead to a clearer process, and that she was supportive of the idea to adopt rules of procedure.

Councilmember Dick then said he appreciated the information in the packet regarding computer software and the year 2000. He said he was interested that issue that be solved at the city and asked if staff would let him know how this was being addressed.

MAYOR'S REPORT: Salmon Protection and Recovery Plan.

Mayor Wilbert gave a brief report on an upcoming community orientation session regarding protection and recovery of salmon in the local creeks. She added that she regularly receives information regarding this issue and that there are several interested citizens willing to work on stream management.

STAFF REPORT: None.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Salmon Protection and Recovery – Community Orientation, Saturday, April 18th, 1 p.m. to 3 p.m. at the Gig Harbor Peninsula Historical Society.

APPROVAL OF PAYROLL:

MOTION: Move approval of payroll checks #15495 through #15634 in the amount of \$247,948.16.
Young/Ekberg - unanimously approved.

APPROVAL OF BILLS:

MOTION: Move approval of checks #19802 through #19920 in the amount of \$197,333.30.
Young/Ekberg - unanimously approved.

EXECUTIVE SESSION:

- MOTION:** Move to adjourn to Executive Session at 10:19 p.m. for approximately 20 minutes for the purpose of discussing property acquisition per RCW 42.30.110, (b) and litigation per RCW 42.30.110 (i).
Picinich/Owel – unanimously approved.
- MOTION:** Move to return to regular session at 10:40.
Picinich/Owel – unanimously approved.
- MOTION:** Move to extend the Executive Session for an additional ten minutes.
Ekberg/Owel – unanimously approved.
- MOTION:** Move to return to regular session at 10:50.
Picinich/Owel – unanimously approved.

ADJOURN:

- MOTION:** Move to adjourn at 10:50 p.m.
Young/Owel - unanimously approved.

Cassette recorder utilized.
Tape 491 Side A 173 - end.
Tape 491 Side B 000 – end.
Tape 492 Both sides.
Tape 493 Both sides.
Tape 494 Side A 000 – 142.

Mayor

City Clerk



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MITCH BARKER
SUBJECT: ORDINANCE TO AMEND GHMC 9.26.050
DATE: APRIL 22, 1998

INFORMATION/BACKGROUND

Gig Harbor Municipal Code 9.26.050 is no longer current with state law. In order to enforce the Domestic Violence laws to their fullest, an amendment of the GHMC is needed. Legal counsel has reviewed the current code and has recommended the attached ordinance.

FISCAL IMPACTS

There is no fiscal impact related to the proposed ordinance.

RECOMMENDATION

The Police Department recommends that the Council adopt the proposed ordinance at it's second reading.

0008.160. ___
JLS:clr
03/11/98
Rev: 3/17/98

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO CRIMES AND PUNISHMENTS, AMENDING SECTION 9.26.050 OF THE GIG HARBOR MUNICIPAL CODE, ADDING THE FOLLOWING STATE STATUTES TO THOSE ADOPTED BY REFERENCE IN THE CITY'S CRIMINAL CODE: RCW 9A.36.150 (REGARDING INTERFERING WITH REPORTING OF DOMESTIC VIOLENCE); RCW 10.22.010, 10.22.020, 10.22.030 (REGARDING COMPROMISE OF MISDEMEANORS); RCW 10.99.060 (REGARDING NOTIFICATION OF VICTIMS OF PROSECUTION DECISION); RCW 10.99.070 (REGARDING LIABILITY OF PEACE OFFICERS IN MAKING DOMESTIC VIOLENCE ARRESTS); RCW 26.50.035 (REGARDING DEVELOPMENT AND DISTRIBUTION OF INFORMATIONAL MATERIALS BY COURT); RCW 26.50.055 (REQUIRING INTERPRETERS FOR NON-ENGLISH SPEAKING PARTIES); RCW 26.50.085 AND 26.50.095 (REGARDING SERVICE BY PUBLICATION OF DOMESTIC VIOLENCE RESTRAINING ORDERS); RCW 26.50.110 (REGARDING PENALTIES FOR VIOLATING DOMESTIC VIOLENCE RESTRAINING ORDER); RCW 26.50.115 (REGARDING ENFORCEMENT OF EX PARTE RESTRAINING ORDERS); RCW 26.50.123 AND 26.50.125 (REGARDING SERVICE BY MAIL OR PUBLICATION OF DOMESTIC VIOLENCE ORDERS); AND RCW 26.50.135 (REGARDING RESIDENTIAL PLACEMENT OF CHILDREN DURING DOMESTIC VIOLENCE PROCEEDINGS); AMENDING THE TITLES OF STATE STATUTES WHICH WERE PREVIOUSLY ADOPTED BY REFERENCE TO REFLECT EXISTING STATE STATUTE TITLES, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Gig Harbor has adopted a criminal code which is set forth in Title 9 of the Gig Harbor Municipal Code; and

WHEREAS, it has come to the attention of the City Council that the section which relates to domestic violence is no longer current with state law and needs to be updated; NOW, THEREFORE

BE IT ORDAINED by the City Council of the City of Gig Harbor, Washington as follows:

Section 1. Section 9.26.050 of the Gig Harbor Municipal Code is hereby amended to read as follows:

9.26.050 Domestic violence — State statutes adopted by reference.

The following state statutes, including all future amendments, are hereby adopted by reference:

RCW

- ~~9A.36.150 Interfering with the reporting of domestic violence.~~
- ~~10.22.010 When permitted — Exceptions. [Compromise of misdemeanors.]~~
- ~~10.22.020 Procedure — Costs.~~
- ~~10.22.030 Compromise in all other cases forbidden.~~
- 10.99.020 Definitions.
- 10.99.030 Law enforcement officers — Training, powers, duties — Domestic violence reports.
- 10.99.040 Restrictions upon and duties of court.
- 10.99.045 Appearances by defendant — No-contact order Orders prohibiting contact.
- 10.99.050 Victim contact — Restriction, prohibition — Violation, penalties — Written order — Procedures. Restrictions or prohibition of contact with victim — Procedures.
- 10.99.055 Enforcement of orders, against defendants.
- ~~10.99.060 Notification of victim of prosecution decision — Description of criminal procedures available.~~
- ~~10.99.070 Liability of peace officers.~~
- 26.50.010 Definitions.
- 26.50.020 Commencement of action — Jurisdiction — Venue.

- 26.50.030 Petition for an order for protection — Availability of forms and instructional brochures — Filing fee — Bond not required.
- ~~26.50.035 Development of instructions, informational brochures, forms, and handbooks by the administrator for the courts — Community resource list — Distribution of master copy.~~
- 26.50.040 ~~Fees not permitted — Filing, service of process, certified copies.~~ Application for leave to proceed in forma pauperis.
- ~~26.50.055 Appointment of interpreter.~~
- 26.50.060 Relief: ~~Duration — Realignment of designation of parties — Award of costs, service fees, and attorneys' fees.~~
- 26.50.070 Ex parte temporary order for protection.
- 26.50.080 Issuance of order — Assistance of peace officer — Designation of appropriate law enforcement agency.
- ~~26.50.085 Hearing reset after ex parte order — Service by publication — Circumstances.~~
- 26.50.090 Order — Service: ~~Fees.~~
- ~~26.50.095 Order following service by publication.~~
- 26.50.100 Order — Transmittal to law enforcement agency — Record in law enforcement information system — Enforceability.
- ~~26.50.110 Violation of order — Penalties.~~
- ~~26.50.115 Enforcement of ex parte order — Knowledge of order prerequisite to penalties — Reasonable efforts to serve copy of order.~~
- 26.50.120 Violation of order — Prosecuting attorney or attorney for municipality may be requested to assist — Costs and attorney's fee.
- ~~26.50.123 Service by mail.~~
- ~~26.50.125 Service by publication or mailing — Costs.~~
- 26.50.130 Order — Modification — Transmittal.
- ~~26.50.135 Residential placement or custody of a child — Prerequisite.~~
- 26.50.140 Peace officers — Immunity.
- 26.50.200 Title of real estate — Effect.
- 26.50.210 Proceedings additional.

Section 2. Codes adopted by Reference. Pursuant to RCW 35A.12.140, one copy of the statutes adopted by reference herein have been and are now on file with the City Clerk and are available for examination by the public.

Section 3 - Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this ordinance.

Section 4 - Effective Date. This ordinance shall take effect and be in full force and effect five (5) days after its passage, approval and publication as required by law.

PASSED by the Council of the City of Gig Harbor, this day of _____
_____, 1998.

APPROVED:

GRETCHEN A. WILBERT, MAYOR

ATTEST:

By: _____
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF CITY ATTORNEY

By: _____
CAROL A. MORRIS

Filed with City Clerk: _____
Passed by City Council: _____
Date Published: _____
Date Effective: _____

SUMMARY OF ORDINANCE NO. _____

of the City of Gig Harbor, Washington

On the _____ day of _____, 1998, the City Council of the City of Gig Harbor, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO CRIMES AND PUNISHMENTS, AMENDING SECTION 9.26.050 OF THE GIG HARBOR MUNICIPAL CODE, ADDING THE FOLLOWING STATE STATUTES TO THOSE ADOPTED BY REFERENCE IN THE CITY'S CRIMINAL CODE: RCW 9A.36.150 (REGARDING INTERFERING WITH REPORTING OF DOMESTIC VIOLENCE); RCW 10.22.010, 10.22.020, 10.22.030 (REGARDING COMPROMISE OF MISDEMEANORS); RCW 10.99.060 (REGARDING NOTIFICATION OF VICTIMS OF PROSECUTION DECISION); RCW 10.99.070 (REGARDING LIABILITY OF PEACE OFFICERS IN MAKING DOMESTIC VIOLENCE ARRESTS); RCW 26.50.035 (REGARDING DEVELOPMENT AND DISTRIBUTION OF INFORMATIONAL MATERIALS BY COURT); RCW 26.50.055 (REQUIRING INTERPRETERS FOR NON-ENGLISH SPEAKING PARTIES); RCW 26.50.085 AND 26.50.095 (REGARDING SERVICE BY PUBLICATION OF DOMESTIC VIOLENCE RESTRAINING ORDERS); RCW 26.50.110 (REGARDING PENALTIES FOR VIOLATING DOMESTIC VIOLENCE RESTRAINING ORDER); RCW 26.50.115 (REGARDING ENFORCEMENT OF EX PARTE RESTRAINING ORDERS); RCW 26.50.123 AND 26.50.125 (REGARDING SERVICE BY MAIL OR PUBLICATION OF DOMESTIC VIOLENCE ORDERS); AND RCW 26.50.135 (REGARDING RESIDENTIAL PLACEMENT OF CHILDREN DURING DOMESTIC VIOLENCE PROCEEDINGS); AMENDING THE TITLES OF STATE STATUTES WHICH WERE PREVIOUSLY ADOPTED BY REFERENCE TO REFLECT EXISTING STATE STATUTE TITLES, AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 1998.

CITY CLERK, MOLLY TOWSLEE



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: MARK HOPPEN, CITY ADMINISTRATOR
SUBJECT: GIG HARBOR NORTH WATER ULID REQUEST
DATE: APRIL 21, 1998

INFORMATION/BACKGROUND

The city's preannexation agreement with the Gig Harbor North property owners states that the property owners agree to provide water storage and transmission facilities sufficient in size and design to accommodate the demands of development of the Gig Harbor North properties. The city has agreed to provide the water supply to assist these efforts. Construction of water transmission and storage facilities must occur before the issuance of building permits. A 1.5 million gallon storage tank capable of providing as much as 3000 gallons per minute for a three hour duration characterizes the owners water construction obligation. The owners also agreed not to protest a LID for a larger tank of 2.5 million gallons if their costs are based on special benefit accruing to the owner's property.

The city has received a letter from First Western Development Services which requests formation of a ULID for water improvements to serve Gig Harbor North Properties adjacent to the East/West Road from Peacock Hill to Burnham Drive. The system improvements requested are described in the attached letter, and include a new well and storage tank located on Pope Resources property, as well as connecting mains from the tank to Peacock Hill and Burnham Drive.

Pages numbered 3, 4, and 5 of the Gig Harbor North Preannexation Agreement pertaining to water improvements are attached.

POLICY CONSIDERATIONS

Prior to authorizing a ULID for these purposes, the city would need to establish a preformation agreement with these property owners, which would authorize the inclusion of statutorily permitted costs into the ULID, if formed later. Without a preformation agreement such costs are not recoverable. RCW 35.43.184 states:

The city or town engineer or other designated official may contract with owners of real property to prove for payment by the owners of the cost of the preparation of engineering plans, surveys, studies, appraisals, legal services, and other expenses associated with improvements to be financed in whole or in part by a local improvement district (not including the cost of actual construction of such improvements), that the owners elect to undertake. The contract may provide for reimbursement to the owner of such costs from the proceeds of bonds issued by the

district after formation of a district under this chapter, from assessments paid to the district as appropriate, or by a credit in the amount of such costs against future assessments assessed against such property under the district. Such reimbursement shall be made to the owner of the property at the time of reimbursement. The contract shall also provide that such costs shall not be reimbursed to the owner if a district to construct the specified improvements (as the project may be amended) is not formed within six years of the date of the contract. The contract shall provide that any preformation work shall be conducted only under the direction of the city or town engineer or other appropriate city or town authority. Enacted by Laws 1988, ch. 179, § 9.

FISCAL CONSIDERATIONS

The Council can authorize a preformation agreement pertaining to these water improvements without incurring an obligation to form a ULID for water.

RECOMMENDATION

Staff recommends that Council direct Legal Counsel to draft a preformation agreement addressing the requested water improvements with the review of the Public Works Director to be placed on a May Council Meeting agenda.

March 31, 1998

RECEIVED

APR 2 1998

Wes Hill
CITY OF GIG HARBOR
Dept. of Public Works
3125 Judson St.
Gig Harbor, WA 98335

CITY OF GIG HARBOR

RE: GIG HARBOR NORTH

SUB: WATER SYSTEM U.L.I.D.

Dear Wes:

As you are aware, the owners in the Gig Harbor North annexation area have had many detailed discussions with the City regarding the extension of water service into the area. It has been determined that the most feasible mechanism to achieve this extension is through a City administered Utility Local Improvement District (U.L.I.D.).

The owners propose installation of a portion of the City's water system in accordance with the Comprehensive Plan. There will be some special conditions included in this U.L.I.D. since it will operate as a satellite system. The conditions and configuration of the proposed system have been reviewed with the Public Works Department and appear to be reasonable.

The proposed system for the U.L.I.D. would include a new well and storage tank located on the Pope Resources property. The location of these facilities would be as indicated on the Comprehensive Plan. From this tank site a main would extend south to the east/west road. From that point, mains would extend east to Peacock Hill Road and west to Burnham Drive. An interconnect to Harbor Water would be developed at the intersection of Peacock Hill Road and the east/west road. This interconnect would be used as a service point for the system until such time as the well site has been proven out and approved for use. After that time the interconnect would be left as a closed redundant backup to the well site. Harbor Water has verbally indicated that they would participate in this arrangement, pending approval of all the conditions. This system description has been developed and tentatively approved by both the City and participating owners.

The proposed U.L.I.D. will immediately serve the Logan International and Pope Resources properties. We understand that the preannexation agreement contemplated the City will proceed with a U.L.I.D. to serve this area if requested by the owners. At this time Logan International and Pope Resources request that the City initiate the process to form a U.L.I.D. to develop the above described water system. Pope Resources and Logan International are publicly traded

companies. As such, their Board of Directors will be required to review and approve project costs and relative participation prior to proceeding through each stage of the ULID process.

In previous meetings the owners have indicated there are projects currently under development in the annexation area. It is critical the water facilities be installed and operational by the summer of 1999 in order to serve these projects. To expedite the U.L.I.D. process, we would support the creation of a pre-formation agreement. This agreement would allow the City to start well explorations and other activities prior to the finalization of the U.L.I.D.

If the City has any questions or would like to meet with the owners, please contact Dale Pinney at First Western Development Services. Mr. Pinney's telephone number is (425) 776-6006.

Sincerely,



Dale Pinney
First Western Development Services, Inc.

Jon Rose
Pope Resources

Greg Elderkin
Logan International

DP:gd

cc: Mark Hoppen, City of Gig Harbor
Don Barker, Albertson's
Scott Nelson, Target
Mike Ireland, Harbor Water Company
Scott Shanks, First Western Development Services
Tom Tucci, Tucci Properties
Scott Miller, Scott Miller Architects

Water System U.L.I.D.
March 31, 1998
Page Two

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Sincerely,

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First Western Development Services, Inc.



Jon Rose
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Greg Elderkin
Logan International

DP:gd

cc: Mark Hoppen, City of Gig Harbor
Don Barker, Albertson's
Scott Nelson, Target
Mike Ireland, Harbor Water Company
Scott Shanks, First Western Development Services
Tom Tucci, Tucci Properties
Scott Miller, Scott Miller Architects

Received: 4/1/98 8:45AM; 425 255 8587 -> First Western Development Sv.
Sent by: PAC. WEST 425 255 8587; 04/01/98 8:51AM; JotFax #906; Page 3 of 3
Received: 3/31/98 4:51PM; 208 776 5777 -> PAC. WEST; Page 3
Sent by: First Western Development Svcs 208 776 5777; 03/31/98 4:44PM; JotFax #794; Page 3 of 3

Water System U.L.I.D.
March 31, 1998
Page Two

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If the City has any questions or would like to meet with the owners, please contact Dale Pinney at First Western Development Services. Mr. Pinney's telephone number is (425) 776-6000.

Sincerely,

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First Western Development Services, Inc.

Jon Rose
Pope Resources



Greg Ellerkin
Logan International

DP:gd

cc: Mark Hoppen, City of Gig Harbor
Don Barker, Albertson's
Scott Nelson, Target
Miko Ireland, Harbor Water Company
Scott Shanks, First Western Development Services
Tom Tucci, Tucci Properties
Scott Miller, Scott Miller Architects

H. Draft and Final Environmental Impact Statements were issued by the City concerning the annexation and development of Gig Harbor North on October 7, 1992 and February 24, 1993 respectively.

NOW, THEREFORE, in consideration of the premises of this Agreement and the mutual covenants and agreements contained herein, as well as other valuable consideration, receipt of which is hereby acknowledged, the parties hereby covenant and agree as follows:

AGREEMENTS

1. Support of Annexation. The Owners hereby agree to support the Gig Harbor North annexation before the City Council as such annexation is proposed in Ordinance No. 746, as further defined in this Agreement and described in the annexation petition for the Gig Harbor North area submitted to the City.

2. Administration of Development Approvals Applied For After Gig Harbor North Annexation. Any application by the Owners for a land use or building permit or zoning approval including, but not limited to, preliminary plat approvals, final plat approvals, clearing, grading, building or other permits, binding site plans, etc., for the Owners' Property shall be made to the City after the effective date of the annexation. All such applications shall be reviewed and processed by the City under the terms of all applicable Gig Harbor Municipal Codes, regulations, resolutions, ordinance provisions which relate to development and this Agreement.

3. Public Facilities.

A. Water Transmission Main and Storage Tank.

(i) The Owners agree to provide water storage and transmission facilities sufficient in size and design to accommodate the demands of development of the Property. The City agrees to provide, consistent with its regulations and ordinances in place at the time of demand, water supply and water facilities which, in conjunction with these facilities provided by the Owner, will be sufficient to serve the Property. Construction of water transmission and storage facilities as necessary to serve the development on the Property, or the portion of the Property actually proposed to be developed from time to time shall occur before issuance of any building permit for the Property, or portion thereof.

(ii) The facilities to serve the property are an effective 1,500,000-gallon water storage tank and major water transmission line 16 inches in diameter. This 1.5-million-gallon storage tank shall be capable of providing a maximum of 3,000 gallons per minute for a duration of 3 hours. If any development proposal necessitates a higher fire flow, building modifications will be made to offset the higher fire flow requirements. The water facilities as described in this Agreement are consistent with the City's Comprehensive Plan. The Owners agree to construct these facilities to be financed through Developer Extension Agreements pursuant to chapters 35.91 and/or 35.72 RCW, or in the alternative, the Owners agree not to protest the formation of one or more local improvement districts "LID's" for the facilities, which the City may create at the Owners' request as set forth in the City's codes, ordinances and applicable state law. The Owners shall be entitled to the capacity in the 1.5 million gallon water storage tank, if constructed solely at the Owner's cost, and shall be permitted to develop their respective parcels to the extent that such capacity would support.

(iii) The Owners agree not to protest in the formation of an LID to finance construction of more expansive water facilities serving the Property and the surrounding area, which shall be defined as follows: a 2.5-million-gallon water storage

tank, capable of providing a maximum of 3,000 gallons per minute for a duration of three (3) hours; provided that (1) the Owner's assessment for the LID is based upon the special benefit, if any, accruing to the Owner's property, as described in chapter 35.44 RCW; and (2) the LID is formed before they construct the facilities described in Section 3(A)(iii) above.

B. Road Construction Improvements.

(i) East-West Road. The parties contemplate that a road will be built from Swede Hill east in accordance with the specifications and plans incorporated into a document entitled "City of Gig Harbor and Pierce County Interlocal Agreement for Swede Hill Corridor Transportation Facility," and a document between the same parties to this Agreement, entitled "Agreement for Dedication of Right-of-Way to the City of Gig Harbor," included herein as Exhibits 'D' & 'E'. The first document describes the relationship between the City and Pierce County for the funding and construction of the Swede Hill transportation facility. The second document describes the relationship between Pope, Logan, and the City (dated September 23, 1996) for the Owners' contribution of Right-of-Way for the Swede Hill transportation facilities, and the City's construction of same.

(ii) Capacity Entitlement. Pope shall be entitled to 30% and Logan shall be entitled to 30% of the capacity created by the construction of the two lane roadway.

(iii) Design Participation. The Owners shall be entitled to participate in design elements of the two lane roadway and related issues as follows:

- a. intersection locations;
- b. utility location;
- c. public transportation components; and



City of Gig Harbor. The "Maritime City"

DEPARTMENT OF PLANNING & BUILDING SERVICES
3125 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-4278

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: RAY GILMORE, DIRECTOR, PLANNING-BUILDING DEPARTMENT
SUBJ.: PLANNING COMMISSION RECOMMENDATION - PREANNEXATION
ZONING FOR THE PURDY AREA
DATE: APRIL 22, 1998

INTRODUCTION/BACKGROUND

Attached is the Planning Commission's findings and recommendations (Resolution No. 1 of 1998) on a pre-annexation zoning plan for the Purdy area. The Purdy area UGA encompasses approximately 348 acres, lying east of Henderson Bay/Burley Lagoon. The current uses within the area are varied and range from a small commercial strip along Purdy Drive NW (SR-302) adjacent to the shoreline, a high school and elementary school east of Purdy Drive NW, corporate office and equipment storage for Peninsula Light District, maintenance shops and equipment storage for the Pierce County Public Works Department and several small residential areas along the shoreline and adjacent to Purdy Drive NW and Goodnough Drive NW.

Pierce County accomplished the Purdy community inclusion into the urban growth area in November of 1995. In 1997, the Planning Commission considered comprehensive plan land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area. Following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential.

POLICY CONSIDERATIONS

The Planning Commission conducted a public hearing on the proposed pre-annexation zoning plan for the Purdy area on March 5, 1998. Public notice was provided by publishing in the Peninsula Gateway on February 18, 1998 and mailing out to interested parties who requested to be notified during the last comprehensive plan update in 1997. At a worksession on March 19, 1998, the Planning Commission voted unanimously to recommend the proposed pre-annexation zoning plan for the Purdy Community. The zoning would only take effect upon annexation of the area affected.

FISCAL CONSIDERATIONS

The adoption of this ordinance would not have a direct fiscal impact on the city.

RECOMMENDATION

This is the first reading of the ordinance and is not a public hearing. Should the Council desire to consider changes to the Planning Commission's recommendation, a public hearing may be scheduled for the second reading of the ordinance.

**CITY OF GIG HARBOR PLANNING COMMISSION
RESOLUTION # 1 OF 1998**

**A RESOLUTION OF THE CITY OF GIG HARBOR PLANNING
COMMISSION RECOMMENDING ADOPTION BY THE GIG
HARBOR CITY COUNCIL OF PROPOSED AMENDMENTS TO
THE CITY OF GIG HARBOR ZONING DISTRICT MAP FOR THE
PURDY AREA.**

WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

WHEREAS, the City of Gig Harbor Comprehensive Plan Land Use Map establishes an Urban Growth Area (UGA) as defined by RCW 36.70A; and,

WHEREAS, the original UGA was adopted by Pierce County in 1994 and included Pierce County Land Use designations; and,

WHEREAS, the Purdy community inclusion into the urban growth area was accomplished in November of 1995 by Pierce County; and,

WHEREAS, the Planning Commission conducted a public hearing on February 27, 1997 to consider Comprehensive Plan land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area; and,

WHEREAS, following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that city zoning designations for the Purdy UGA be adopted, consistent with the City of Gig Harbor Comprehensive Plan and the Pierce County Comprehensive Plan; and,

WHEREAS, the Purdy area is a part of the City's Urban Growth Area (UGA) and is not subject to city land use standards until such time that the area may be annexed to


the City; and,

WHEREAS , the proposed zoning plan for the Purdy area is a reasonable representation of the city's land use designations as established in the City of Gig Harbor Comprehensive Plan, and as amended pursuant to Ordinance #755; and,

WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A

NOW, THEREFORE BE IT RESOLVED by the City of Gig Harbor Planning Commission that the Gig Harbor City Council adopt the proposed amendments to the City of Gig Harbor Zoning District Map (Urban Growth Area) as per the attached Exhibit "A".

PASSED this 2nd day of April 1998, by the City of Gig Harbor Planning Commission of those present at its regular meeting.



Paul Kadzik, Chairman

Date April 2, 1998.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA WITHIN THE PURDY COMMUNITY AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA .

WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

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WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Pre-Annexation Zoning Established. Pursuant to RCW35A.14.330 and .340, the following pre-annexation zoning designations are hereby established as provided as follows:

Residential

R-1 (Chapter 17.16) Low density residential
Map areas 3 and 9

Residential Business

RB-1 (Chapter 17.28) Low density residential with low intensity business
uses
Map areas 1 and 10

Commercial Business

B-2 (Chapter 17.36) General retail and wholesale sales and
service.
Map areas 2 and 11

WC (Chapter 17.50) Retail, wholesale, light manufacturing
Map area 4

Employment

ED (Chapter 17.45) Processing and manufacturing; limited retail
Map areas 7 and 8

Public Institutional

PI (Chapter 17.15) Public facilities
Map area 5 and 6

Section 2. Preannexation Zoning Map Adopted. A zoning map for the City of Gig Harbor Urban Growth Area, hereby referenced as Exhibit "A", attached, is hereby adopted.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance shall take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, GRETCHEN A. WILBERT

ATTEST/AUTHENTICATED:

MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

SUMMARY OF ORDINANCE NO. _____

of the City of Gig Harbor, Washington

On the _____ day of _____, 1998, the City Council of the City of Gig Harbor, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A CITY PREANNEXATION ZONING MAP FOR THE CITY OF GIG HARBOR URBAN GROWTH AREA WITHIN THE PURDY COMMUNITY AND APPLYING CITY ZONING DESIGNATIONS ON PROPERTY SO AFFECTED UPON THE ANNEXATION OF THE AREA .

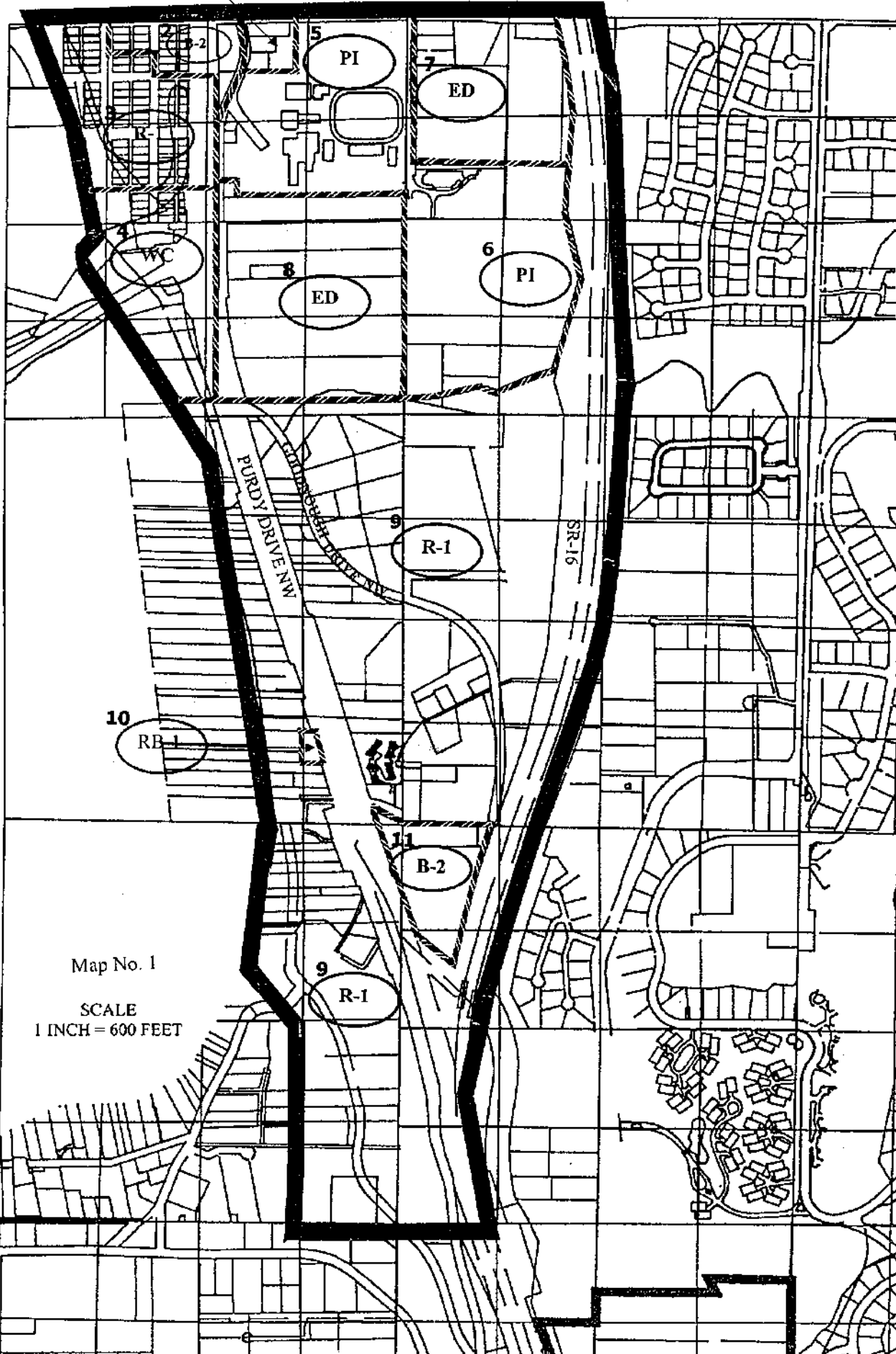
The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 1998.

MOLLY TOWSLEE, CITY CLERK

City of Gig Harbor
Proposed Zoning Districts
Purdy Area UGA

1
RB-1



Map No. 1

SCALE
1 INCH = 600 FEET



City of Gig Harbor. The "Maritime City"

DEPARTMENT OF PLANNING & BUILDING SERVICES
3125 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-4278

CITY OF GIG HARBOR PLANNING AND BUILDING SERVICES

REPORT TO THE CITY OF GIG HARBOR PLANNING COMMISSION

**PROPOSED AMENDMENTS TO THE CITY OF GIG HARBOR
ZONING DISTRICT MAP**

FEBRUARY 25, 1998

**ZONING DISTRICT MAP AMENDMENT FOR THE PURDY
COMMUNITY INTO THE CITY'S URBAN GROWTH AREA.**

Overview

The Purdy community inclusion into the urban growth area was accomplished in November of 1995 by Pierce County. In 1997, the Planning Commission considered land use designations for the Purdy area. Following the requisite public hearing, the Planning Commission forwarded a recommendation to the Gig Harbor Council for the adoption of land-use designations for the Purdy area. Following two public meetings, the City Council passed Ordinance No. 755, establishing City of Gig Harbor Comprehensive Plan land-use designations for the Purdy area. The adopted designations are Commercial-Business, Public-Institutional, Employment and Low Density Residential. A copy of the Comprehensive Plan land use map is attached.

The Purdy Area UGA encompasses approximately 348 acres, lying east of Henderson Bay/Burley Lagoon. The current uses within the area are varied and range from a small commercial strip along Purdy Drive NW (SR-302) adjacent to the shoreline, a high school and elementary school east of Purdy Drive NW, corporate office and equipment storage for Peninsula Light District, maintenance shops and equipment storage for the Pierce County Public Works Department and several small residential areas along the shoreline and adjacent to Purdy Drive NW and Goodnough Drive NW. The City proposes to apply City of Gig Harbor Zoning designations to this area as part of its UGA zoning map, consistent with the adopted comprehensive plan for this area.

Proposed Zoning

The proposed zoning for the area breaks-down as follows:

- 8 acres as Low-Density residential-business (RB-1).
- 17 acres as Retail (B-2) along Purdy Drive NW.
- 20 acres as Commercial (WC-Waterfront Commercial) along the waterfront .
- 64 acres as Employment Districts (ED), east of Purdy Drive NW.
- 72 acres as Public Institutional (PI), Peninsula School District .
- 167 acres as Low Density Residential (R-1).

A description of the zoning districts, along with a proposed zoning district map (Map #1), is attached to the addendum.

ZONING DISTRICT MAP AMENDMENTS FOR THE WEST-SIDE BUSINESS DISTRICT

Overview

This area was annexed to the City in March of 1997. Prior to annexation, the City adopted ordinance No. 734 (August, 1996), which established a "pre-annexation" zoning map for the area. Following annexation, a local citizens planning committee was formed to review and recommend, amongst other issues, any proposed zoning district changes for this area. The Committee was composed of representatives of the business district and the residential neighborhoods within the area. The Committees' recommendation to the Council is attached with the recommended zoning district changes highlighted.

Proposed Zoning

The committee recommended that several parcels within the business district be re-designated as follows:

- 22 acres from RB-2 (High intensity residential-business) and B-2 (Retail) to C-1 (General Commercial).
- 26 acres from RB-2 (High intensity residential-business) to retail-commercial (B-2).

The areas proposed for zoning district map changes are shown on the attached map as areas A, B, C and D.

Area A is proposed to be changed to C-1 from its current RB-2. The area has several small businesses and a mini-storage facility located north of Hunt Street and a small service retail located along SR-16. The area is designated as Commercial-Business under the City's Comprehensive Plan. The area is bordered by residential designations to the south of Hunt Street.

The residential area consists of a mobile home park bordering the west line and a church bordering the south line of the rezone area. The east is bordered by SR-16.

Area B is Stroh's feed lot and nursery. This area is proposed to be changed from B-2 to C-1. It is bordered on the north by commercial zoned lands, on the east and south by high density residential, and on the west by SR-16.

Area C is a five acre parcel which has a vested (Pierce County) commercial/light industrial business park. It is proposed to be changed from RB-2 to C-1. It is bordered on the north by low density residential zoned land, on the east by commercial zoned land and on the south and west by RB zoned lands.

Area D is dominated by business offices which have a mix of business and some retail use. It is proposed to be changed from RB-2 to B-2. Adjacent zoning districts are commercial to the east, RB to the south, low density residential to the west and RB to the north.

None of the above described areas in the Westside area are classified as environmentally sensitive areas.

A zoning district map (Map #2) showing the proposed changes is attached to this addendum.

ANALYSIS

The Purdy area zoning was established by Pierce County after it was included in the city UGA in 1995. The County has established zoning designations similar to the city's designations, although the County designations provide for more intense development within the commercial (Community Centers) areas. The City zoning proposed does not supercede County designations and would not take effect unless the area is annexed to the City. There are no plans in the near future to consider annexation of the Purdy area. The zoning designations can also be used by the City Council as land-use performance standards when considering utility extension agreements for City sewer or water to private landowners. The City zoning designations are consistent with the City Comprehensive Plan Land Use Map designation for this area and are compatible with the County land use designations.

The Westside amendments are a recommendation of the Westside Subarea Planning Committee. The proposed amendments are consistent with the Comprehensive plan for the area.

Comprehensive Plan

The following sections of the City of Gig Harbor Comprehensive Plan are applicable to these proposed zoning district map amendments:

LAND USE

GOAL: MANAGE URBAN GROWTH POTENTIALS (Page 6)

Maintain a realistic balance between the land's capability, suitable potential and the public's ability to provide urban level services.

1. Capable Areas

- To the best degree possible, allocate high density/intensity urban development onto lands which are capable of supporting urban uses and which pose the fewest environmental risks.

2. Suitable Areas

- As much as possible, allocate urban development onto lands which are suitable for urban use and which have the least social value in an undeveloped state.
- To the extent feasible and necessary, locate high intensity urban uses away from sites which have significant archaeological, historical, cultural or special social significance.

3. Serviceable Areas

- Allocate urban uses onto capable, suitable lands which can be provided roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.

Commercial/Business (Page 8)

Commercial-Business

Provides primarily retail and wholesale facilities, including service and sales. Where appropriate, mixed-use (residential with commercial) may be permitted through a planned unit development process. Commercial-business activities consist of the following:

- Retail sales and services
- Business and professional offices
- Mini-warehousing

Commercial areas which border residential designations or uses should use available natural features as boundaries.

Natural features should serve as buffers, which may consist of standing timber, streams or drainage swales.

- A minimum buffer width should be 30 feet.

- The density and depth of the buffer should be proportional to the intensity of the use.

Waterfront – Purdy Area(Page 9)

Provides for a variety of mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program and as more particularly defined under the zoning code. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense use waterfront areas would provide for higher density residential and commercial/retail uses.

Economic Development

1. Job creation (page 57)

Help create employment opportunities within the local economy, particularly for residents who now commute across the Tacoma Narrows Bridge to work. Participate with other public agencies and private interests in marketing projects, labor force training programs, and other efforts to attract new businesses to Pierce County and Gig Harbor Peninsula area.

GOAL: INCREASE LOCAL ECONOMIC OPPORTUNITIES (page 58)

Support local business development efforts and property investment projects and programs, and protect local economic opportunities. Provide for an increasing home-based business sector as more citizens rely upon this manner of livelihood as either their supplemental or primary economic means.

* * *

6. Small business development

* * *

Encourage local business development opportunities, particularly for small start-up business concerns which may be owned by or employ local residents. Promote the local use of special small business financing and management assistance programs. Help identify facilities which may be used for small business start-ups including older structures which may be suitably reused for business purposes.

Title 17 GHMC – Amendments to the Zoning Code

Pursuant to Section 17.100.035 (General Criteria for Zoning District Amendment). Requests for amending the zoning district designation of an area shall be based upon the following:

1. That the request for the zoning distinct reclassification is consistent with and furthers the goals policies and objectives of the comprehensive plan;

2. The requested zoning district classification or zoning code text change will further the public's health, safety and general welfare; and
3. That no substantial detrimental effect shall be caused by the granting of the requested reclassification or amendment.

STAFF RECOMMENDED FINDINGS

Staff recommends adoption of the following findings:

1. The Purdy area is a part of the City's Urban Growth Area (UGA) and is not subject to city land use standards until such time that the area may be annexed to the City.
2. The City zoning designations as applied to the Purdy area may be used by the City Council as performance standards for the contractual granting of city utilities to private property within the Purdy area.
3. The proposed zoning plan for the Purdy area is a reasonable representation of the city's land use designations as established in the City of Gig Harbor Comprehensive Plan, and as amended pursuant to Ordinance #755.
4. The proposed zoning designations for the Purdy area are compatible with the Pierce County land use designations.
5. The proposed zoning district changes to the Westside area are a recommendation of the citizens Westside Subarea Planning Committee, as established by the Mayor in July of 1997.
6. Several goals in the Comprehensive Plan relate to Economic Development and job opportunities within the city and its UGA. Increasing the availability of commercially zoned lands for those areas considered suitable by the Comprehensive Plan serves to implement the City's adopted economic development policies.
7. The C-1 and B-2 districts as proposed in the Westside area require that a 30 vegetated buffer be retained between the commercial use and the adjacent residential use or zone. Additionally, the City's Design Manual requires the retention of 20% of existing native over-story vegetation for all commercial developments.
8. The Zoning Code standards in conjunction with the Design Manual provide adequate performance standards to mitigate potential impacts from commercial uses adjacent to residential.

9. The proposed zoning district changes are consistent with the Comprehensive Land Use Plan for the sections stated and furthers the goals, policies and objectives of the Plan.
10. The proposed zoning district changes further the public's health, safety and general welfare by providing suitable locations for commercial development within the City of Gig Harbor.
11. The proposed zoning district changes will not have a substantial detrimental effect as future developments must be consistent with the City's adopted design standards and zoning code performance standards.

Staff recommends that the Planning Commission adopt proposed the findings and forward a recommendation to the City Council for the approval of the proposed land use designations.

Westside Sub-Area Planning Committee Recommendations

STREETS, SIDEWALKS AND TRANSPORTATION

1. Install sidewalks and curbing from Gig Harbor Motor Inn to the City Limits at Quail Run/Park (1998-99).
2. Improve and pave the graveled portion of 50th Street Court NW and install sidewalks on at least the south side of the roadway (1998-99).
3. Install sidewalks on at least the south side of Briarwood from Point Fosdick to 38th Avenue, with marked four way crosswalks at each intersection. (1998-99). This neighborhood is within the walking distance of the Peninsula School District, i.e., Goodman Intermediate and Harbor Heights Elementary. Extend sidewalks along 38th Avenue to the Schools.
4. Consider using traffic circles on Briarwood Lane as a measure to control traffic flow.
5. Although it is outside the City limits, determine, with the appropriate agencies, the feasibility of extending 36th street from 38th Avenue to Point Fosdick as a through street in order to carry traffic to and from Highway 16. (1998-1999). If necessary, work with Pierce County to affect a connection of 36th Street with 38th Avenue. This will help relieve to traffic on Briarwood Lane, which is a major concern of the residents and would provide safe walking for residents and workers in the area. Also, this should be considered a potential mitigation measure should 24th Street be closed off to SR-16 as a result of a new or expanded bridge.
6. Study and establish a plan and time table for a master traffic flow system for the annexed area to include the two existing Highway 16 interchanges and the Hunt Street over/under crossing of Highway 16. (1998-2000).
7. Study and establish a plan and timetable for traffic control at; 1) Hunt and 38th Avenue and 2) 38th Avenue and Olympic. (1998).
8. Widen Olympic Drive and 56th Street NW to 38th Avenue, to include curbing and sidewalks. (2000-2002).
9. Study and establish a public transportation plan, both short (one to five years) and long term (2010 to 2025), that includes bus stops, park and ride facilities and mass transit (RTA) stops. (1998-2000).

SEWER AND STORM WATER

1. Establish another ULID for the residential and commercial neighborhoods within the annexation area and outside the current ULID No. 2 to enable sewer connections by 2010. (1999-2000).

2. Review existing storm water systems and establish a master plan for their replacement or improvement (1998-1999).
3. Work with Pierce County to control and manage storm water run-off from developments in the county outside the Westside which affect existing properties within the Westside. Establish a Master plan for the development of "new" storm water systems required for the annexed area (1999-2002).
4. With the appropriate agencies or companies develop a plan for the placement of all utilities and storm systems underground (1998-2002).

LAND USE

1. Visually Sensitive Areas/Visual nodes – Consider amendments to the Design Guidelines to permit enhanced design components as opposed to outright screening for the commercial areas near the interchanges. Amend design manual to define "enhanced or extensive design review."
2. Define an area within the Westside which is suitable for a public park.
3. Amend the City Zoning Map for the Westside Area (attached) to include an additional 22 acres as C-1 (general commercial) and 26 acres as B-2 (commercial-business). All areas affected are designated Commercial/Business on the City of Gig Harbor Comprehensive Plan Land Use Map.

ENFORCEMENT ISSUES

1. Implement increased police protection for both residential and commercial needs, based upon the completed complement of officers (1997).
2. Increase traffic surveillance on Briarwood Land.
3. Noise abatement at the Narrows airport – Air traffic currently violates FAA regulations by using unauthorized approach vectors and altitude. The City should inform the City of Tacoma (owner of the Tacoma Narrows Airport) that FAA rules are not being enforced.

City of Gig Harbor Zoning Code Land Use Matrix (Feb 1996)

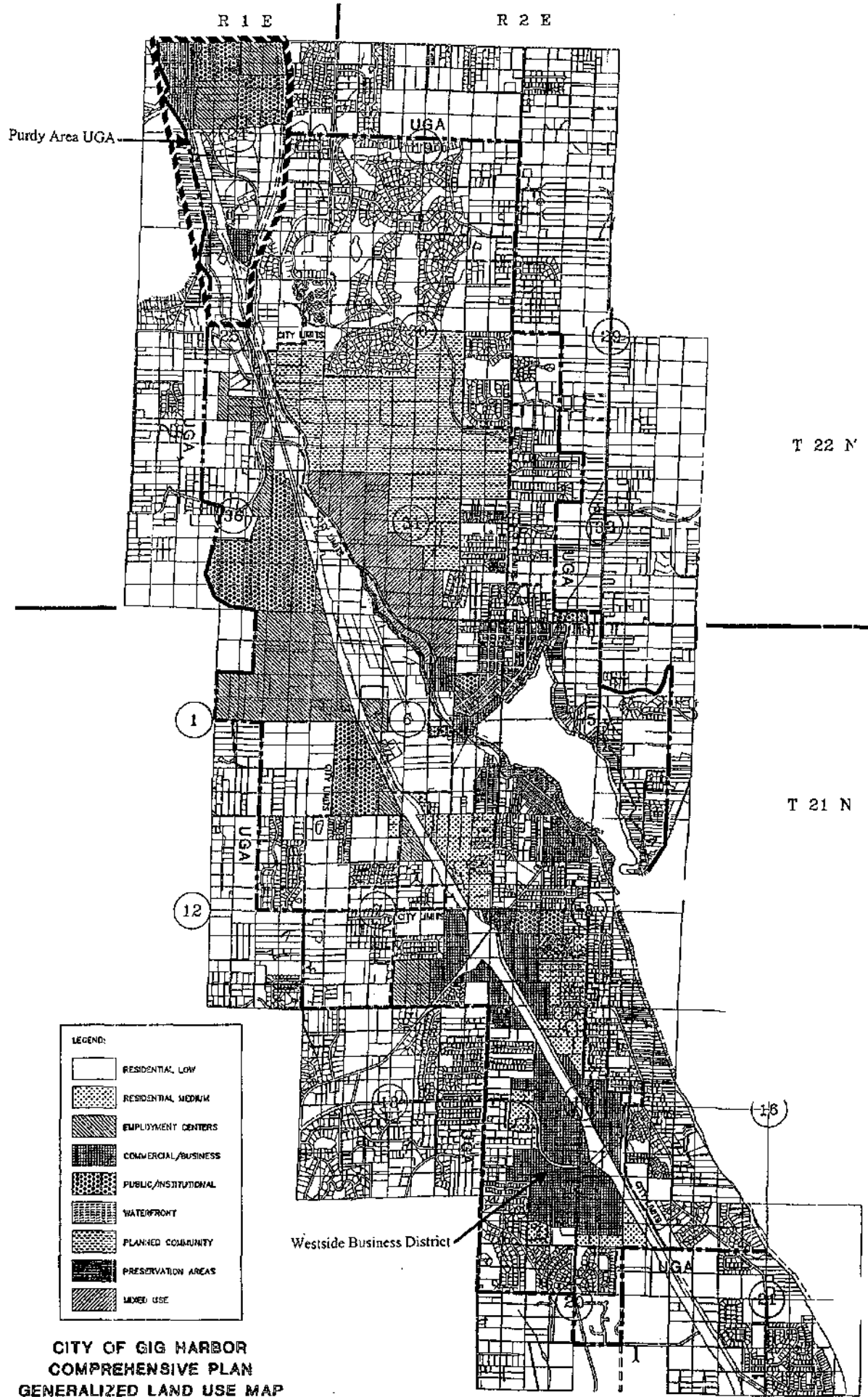
Land Use Categories and Types	Zoning District													
	R1	R2	R3	RB1	RB2	B1	B2	DB	C1	PI	ED	WR	WM	WC
Single Family Residential	P	P	C	P	P	-	C	C	C	-	-	P	P	P
Duplex Residential	-	P	P	-	P	P	-	C	C	-	-	P	P	P
Multifamily	-	-	P	-	P	-	-	C	C	-	-	-	-	C
Accessory Apts	C	-	-	-	-	-	-	-	-	-	-	-	-	-
Family Day Care	P	P	P	P	P	P	P	P	P	-	-	P	P	P
Adult Family Care	P	P	P	P	P	P	P	P	P	-	-	P	P	P
Public Facilities	C	C	C	C	C	C	C	C	C	P	C	C	C	C
Government Admin. Facilities	C	C	C	C	C	C	C	C	C	P	C	-	-	C
Schools	C	C	C	C	C	C	C	C	C	P	P	-	-	C
Churches	C	C	C	C	C	C	C	C	C	-	C	-	-	C
Home Occupations	P	P	P	-	-	P	-	-	-	-	-	P	-	-
Bed and Breakfast	C	C	C	P	P	C	-	P	-	-	-	C	C	C
Hotels/Motels	-	-	-	-	-	P	P	P	P	-	-	-	-	C
Public Parks	C	C	C	C	C	C	C	C	C	P	C	P	P	P
Professional Offices/Business	-	-	-	P	P	P	P	P	P	-	P	-	P	P
Banks/Lending Institutions	-	-	-	-	C	P	P	P	P	-	P	-	-	-
Private Clubs	-	-	C	-	P	C	-	C	C	-	-	-	-	-
Rental Halls	-	-	-	-	C	-	-	-	-	-	-	-	-	P
Mini-warehousing/storage	-	-	-	-	C	P*	C	-	C	-	C	-	-	-
Light Assembly	-	-	-	-	P*	-	C	C	P	-	P	-	-	-
Retail Sales/Service	-	-	-	C*	P*	P*	P	P	P	-	P*	-	P*	P
Commercial Recreation	-	-	-	-	-	-	P	P	P	-	C	-	-	P*
Gasoline Service	-	-	-	-	-	P	P	P	P	-	-	-	-	-
Car Washes	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Wholesale Sales	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Restaurant	-	-	-	-	-	-	P	P	P	-	-	-	-	P
Taverns	-	-	-	-	-	P	P	P	P	-	-	-	-	P
Light Manufacturing	-	-	-	-	-	-	C	C	P	-	P	-	P*	C*
Auto Sales/Service	-	-	-	-	-	-	-	-	P	-	-	-	-	-
Distribution Facilities	-	-	-	-	-	C	-	-	P	-	P	-	-	-
Hospitals/Medical Facilities	-	-	-	-	P	C	P	C	C	-	C	-	-	-
Senior Citizen Housing	-	-	-	-	-	C	-	-	C	-	C	-	-	-
Research and Development	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Nursing Homes	-	-	-	-	-	C	-	-	C	-	-	-	-	-

P = permitted use; C = conditional use; (-) = not permitted; * = limitations apply - see zoning code.

City of Gig Harbor Zoning Code Matrix Minimum Performance Requirements

This matrix is for use as a general guide for the most commonly asked zoning questions. For parcel specific information, please consult with City Planning-Building Staff.

Zoning District	Minimum Standards						
	Minimum Lot Size (Sq. feet)	Front Yard Setback (in feet)	Side Yard Setback (in feet)	Rear Yard Setback (in feet)	Minimum Lot Width (feet)	Minimum Frontage (in feet)	Maximum Coverage
R-1 Single Family	12,000	25'	8'	30'	70'	20'	40%
R-2 Single Family/Duplex	7,000/ 14,000	25'	7' ≤ 12,000-sq-ft 8' > 12,000-sq-ft/duplex	25'	50' ≤ 12,000-sq-ft 70' > 12,000-sq-ft	20'	40%; 45% duplex 50% Nonresiden.
R-3 Multifamily	7,000 SFD 14,000 DFD 20,000 3+ (max 8 du/acre)	25'	8' 10' nonresidential.	25'SFD/duplex; 15' for 3+ units; 30' nonresidential.	70'	20'SFD/duplex; 0' for nonres. or 3+ units	40% SFD/duplex 50% nonresid. 60% multifamily
RB-1 Residential/Business (1)	12,000	20'	10'	15' 30' abutting R1/R2	70'	20' 50' Nonresidential	50% SFD 60% Nonresidential
RB-2 Residential/Business (2)	8 du/acre 12 du/acre conditional	20'	8'	15'; 40'if adj. to residential use or zone.	70'	Not Specified	55% 75% conditional
B-1 Retail	7,000	25' for residence; 30' for comm. next to residential district	8' for residence; 30' for comm. if next to residential district.	30'	Not Specified	Not Specified	70%
B-2 Retail	N/A	20', 30' adjacent to residential development	5', 30' adjacent to residential development	20', 30' adjacent to residential development	Not Specified	Not Specified	70%
DB Downtown Business	6,000	Variable; 20' required adjacent to residential zone	Variable; 20' required adjacent to residential zone	Variable; 20' required adjacent to residential zone	50'	Not Specified	80%
WR Waterfront Residential	12,000 SFD 15,000 Duplex	20' 15' ≤ 7,000-sq-ft	5' ≤ 12,000-sq-ft; 8' > 12,000-sq-ft 10' abutting street 10' nonresidential	0' abutting tidelands	70' 50' ≤ 12,000-sq-ft	Not Specified	40%-50% 45% duplex 50% Nonresid.
WM Waterfront Millville	12,000 SFD 15,000 Duplex/Nonres. 18,000 Triplex 21,000 Fourplex	20'	8', 10' nonresidential or adjacent to street	0' abutting tidelands	70' SFD only 100'	Not Specified	50% SFD 55% multi 70% Nonresid.
WC Waterfront Commercial	12,000	20'	8', 10' for nonresidential; 0' if abutting tidelands	15' if tidelands not owned, 0' otherwise.	70' SFD only 100'	Not Specified	50% SFD 55% Multi 70% Nonresid
C-1 Commercial-Light Industrial	6,000 (4 du/acre)	0', 30' required next to residential district	0', 30' required next to residential district.	0', 30' required next to residential district.	Not Specified	Not Specified	80%
ED Employment District	None	50' from residential 20' from street	See prior	See prior	None Specified	None Specified	85%



LEGEND:

	RESIDENTIAL, LOW
	RESIDENTIAL, MEDIUM
	EMPLOYMENT CENTERS
	COMMERCIAL/BUSINESS
	PUBLIC/INSTITUTIONAL
	WATERFRONT
	PLANNED COMMUNITY
	PRESERVATION AREAS
	MIXED USE

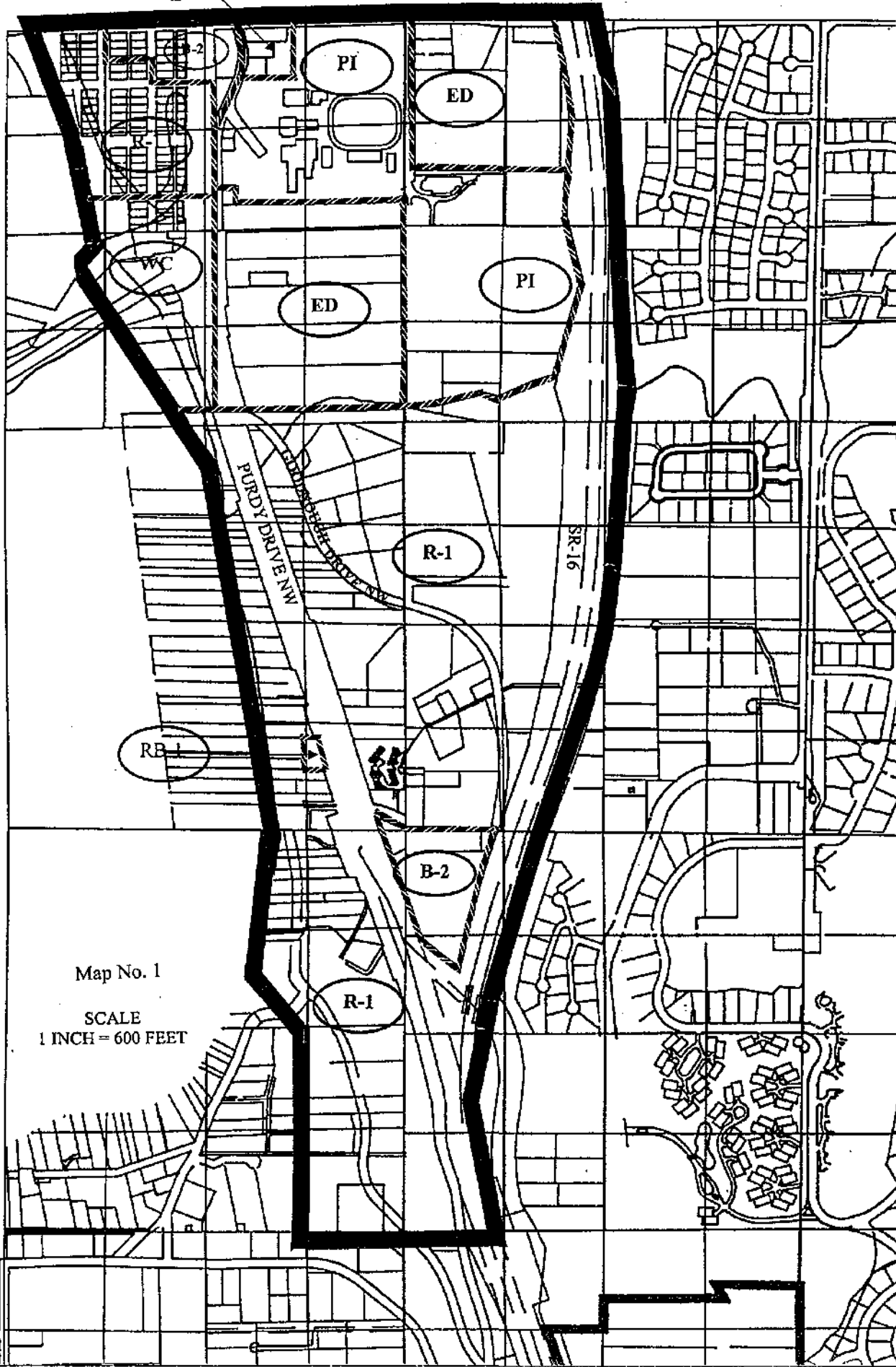
**CITY OF GIG HARBOR
COMPREHENSIVE PLAN
GENERALIZED LAND USE MAP**

ADOPTED APRIL 28, 1997
ORDINANCE NOS. 755 AND 756
1200 0 1200 2400
SCALE



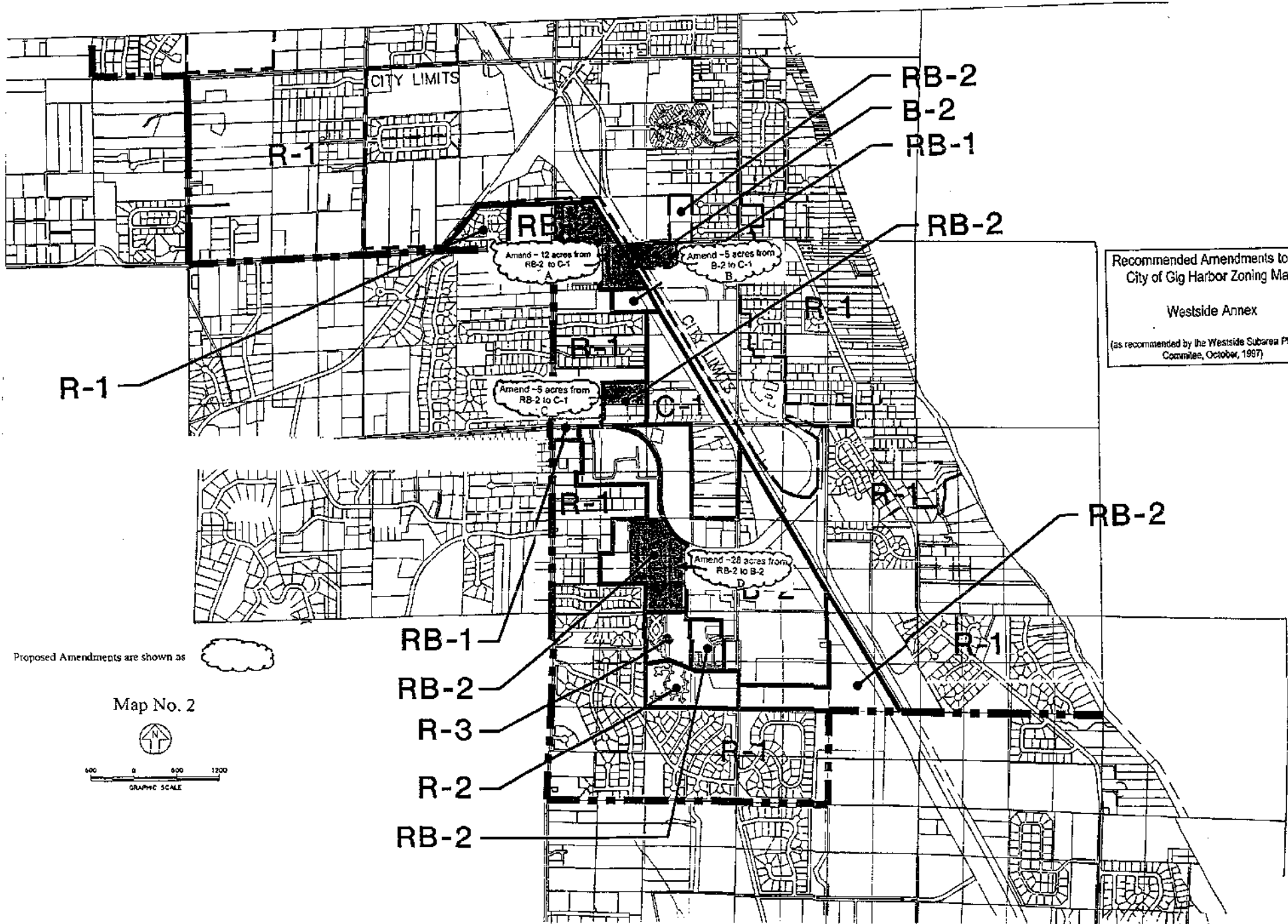
City of Gig Harbor
Proposed Zoning Districts
Purdy Area UGA
February, 1998

RB-1



Map No. 1

SCALE
1 INCH = 600 FEET



Recommended Amendments to the
City of Gig Harbor Zoning Map
Westside Annex
(as recommended by the Westside Subarea Planning
Committee, October, 1997)

Proposed Amendments are shown as



Map No. 2



600 0 600 1200
GRAPHIC SCALE

RB-1

RB-2

R-3

R-2

RB-2

RB-2

B-2

RB-1

RB-2

RB-2

R-1



City of Gig Harbor. The "Maritime City"

DEPARTMENT OF PLANNING & BUILDING SERVICES
3125 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-4278

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: RAY GILMORE, DIRECTOR, PLANNING-BUILDING DEPARTMENT
SUBJ.: PLANNING COMMISSION RECOMMENDATION - ZONING DISTRICT
AMENDMENTS FOR THE WESTSIDE
DATE: APRIL 22, 1998

INTRODUCTION/BACKGROUND

Attached is the Planning Commission's findings and recommendation (Resolution No. 2 of 1998) on proposed zoning district amendments to specific parcels in the Westside area of the City. This area was annexed to the City in March of 1997. Prior to the annexation, the City adopted ordinance No. 734 (August, 1996), which established a "pre-annexation" zoning map for the area. Following annexation, a local citizens planning committee was formed to review and recommend, amongst other issues, any proposed zoning district changes for this area.

The Westside Subarea Committee was composed of representatives of the business district and the residential neighborhoods within the area. The Committee's recommendation on land use was forwarded to the Planning Commission for consideration at a public hearing. Notice of the hearing was provided by publishing in the Peninsula Gateway on February 18, 1998, by posting the perimeter of the affected properties, and by notification to interested parties and the Westside Subarea Planning Committee members.

POLICY CONSIDERATIONS

The Planning Commission conducted a public hearing on the proposed on March 5, 1998. The Planning Commission did not accept all of the Westside subarea committee's recommendations. A comparison of the Planning Commission's recommendation respective to the Westside Subarea Committee recommendation is given in the table.

Area	Westside Subarea	Planning Commission
Area A - Hunt Street, bordered on the east by SR-16.	RB-2 to C-1	RB-2 to B-2
Area B - Stroh's feed lot and nursery.	B-2 to C-1	Leave as B-2
Area C - a five acre parcel which has a vested (Pierce County) site plan approval. West of Gig Harbor Ford body shop.	RB-2 to C-1	RB-2 to C-1
Area D - South of Olympic Drive, just west of Harbor Plaza.	RB-2 to B-2	RB-2 to B-2

Council should refer to the Planning-Building Staff Report of February 25 to the Planning Commission for specific information.

FISCAL CONSIDERATIONS

The adoption of this ordinance would not have a direct fiscal impact on the city.

RECOMMENDATION

This is the first reading of the ordinance and is not a public hearing. Should the Council desire to consider changes to the Planning Commission's recommendation, a public hearing may be scheduled for the second reading of the ordinance.

Summary of Comments from March 5, 1998 Planning Commission Hearing Zoning District Amendments

Paul Cyr – Supports Westside Sub-area Planning Committee recommendations. Requests that the Planning Commission consider amending Stroh's property north of Hunt Street from RB-2 to B-2 (which was not a part of the Westside Subarea Committee recommendation).

Burt Talcott – submitted letter. Requests that any amendments do not go beyond what was recommended.

James Paisan – Please accept Westside Subarea recommendation. We all came to compromise to get this.

Mike Rabastof – Support Westside recommendation. Had a question about Chapter 13.34.

Charlie Martin – resident, supports Westside subarea recommendation. Concerns about traffic in the area, not sure if this is the proper forum.

Summary of Comments from Planning Commission Worksession of April 19, 1998 Proposed Zoning District Amendments

Purdy Area

No discussion. No changes. Recommend as proposed.

Westside Area

Concern about designating the RB-2 around Hunt Street to C-1. C-1 allows more intense uses and also permits outdoor storage and sales (vehicles, RV's boats). B-2 requires all to be within enclosed buildings. Fee that this is more appropriate, given the freeway visibility and the proximity to residential neighborhoods. The Stroh property east of SR-16 is surrounded by B-2 on the north. Do not see the justification in upzoning this to C-1. Existing use is pre-existing.

Motion 1

Area A be redesignated from RB-2 to B-2: 3 in favor, 1 opposed.

Motion 2

Area B be left as is (B-2): 4 in favor, 0 opposed.

Motion 3

Area C be redesignated from RB-2 to C-1: 4 in favor, 0 opposed

Motion 4

Area be redesignated from RB-2 to B-2: 4 in favor, 0 against.

**CITY OF GIG HARBOR PLANNING COMMISSION
RESOLUTION # 2 OF 1998**

**A RESOLUTION OF THE CITY OF GIG HARBOR PLANNING
COMMISSION RECOMMENDING ADOPTION BY THE GIG
HARBOR CITY COUNCIL OF PROPOSED AMENDMENTS TO
THE CITY OF GIG HARBOR ZONING DISTRICT MAP
COMMERICAL PROPERTIES WITHIN THE WESTSIDE AREA.**

WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

WHEREAS, the City of Gig Harbor Comprehensive Plan applied land-use designations for the City as well as the unincorporated areas within the Urban Growth Area; and,

WHEREAS, the Westside area was annexed to the City in March of 1997, and that prior to annexation, the City adopted ordinance No. 734 (August, 1996), which established a "pre-annexation" zoning map for the area; and,

WHEREAS, following annexation, a local citizens planning committee consisting of representatives from the residential neighborhoods and the business community was formed in July of 1997 by direction of the Mayor of the City of Gig Harbor to review and recommend, amongst other issues, proposed zoning district changes for this area; and,

WHEREAS, the Westside Subarea Planning Committee conducted four open public meetings from September through October of 1997; and,

WHEREAS, the committee recommended that several parcels designated as commercial-business in the City of Gig Harbor Comprehensive Plan within the business district be rezoned; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that the City of Gig Harbor Zoning District map be amended as per the recommendation of the Westside Subarea Planning Committee; and,

WHEREAS, the Planning Commission finds that several goals in the Comprehensive Plan relate to economic development and job opportunities within the city and its UGA and that increasing the availability of commercially zoned lands for those areas

considered suitable by the Comprehensive Plan serves to implement the City's adopted economic development policies; and,

WHEREAS, the proposed zoning amendments for the Westside areas as recommended by the Planning Commission are consistent with the goals, policies and objectives of the City of Gig Harbor Comprehensive Plan; and,

WHEREAS, the C-1 and B-2 districts as proposed in the Westside area require that a 30 vegetated buffer be retained between the commercial use and the adjacent residential use or zone; and,

WHEREAS, a C-1 district provides for more intensive uses than a B-2 district; and,

WHEREAS, the Planning Commission finds that where adjacent to an existing residential development or located along the SR-16 corridor outside of the freeway interchanges, the less intensive B-2 designation should be applied; and,

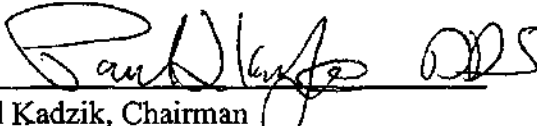
WHEREAS, a B-2 designation provides that all business be conducted within enclosed buildings whereas a C-1 district permits outdoor storage and sales; and,

WHEREAS, adopted performance standards under current City of Gig Harbor Municipal Code are sufficient to minimize impacts to adjacent residential properties; and,

WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A

NOW, THEREFORE BE IT RESOLVED by the City of Gig Harbor Planning Commission that the Gig Harbor City Council adopt the proposed amendments to the City of Gig Harbor Zoning District Map as per the attached Exhibit "A".

PASSED this 2nd day of April 1998, by the City of Gig Harbor Planning Commission of those present at its regular meeting.



Paul Kadzik, Chairman

Date April 2, 1998.

Planning Commission Recommendation
Proposed Zoning District Amendments
Westside Area

Section 8, Township 21 N. Range 2 E.Wm.
Parcels proposed to be amended from RB-2 to B-2

02-21-08-3-024
02-21-08-3-032
02-21-08-3-034
02-21-08-3-054
02-21-08-3-070
02-21-08-3-071
02-21-08-3-133

Section 17, Township 21 N. Range 2 E.Wm.
Parcel proposed to be amended from RB-2 to B-2

02-21-17-2-006

Parcels proposed to be amended from RB-2 to C-1

02-21-17-2-088
02-21-17-2-089

Parcels proposed to be amended from RB-2 to B-2

02-21-17-3-047
02-21-17-3-048
02-21-17-3-078
02-21-17-7-001
02-21-17-7-002
02-21-17-7-003
02-21-17-7-004
02-21-17-7-017
02-21-17-7-018
02-21-17-7-019
02-21-17-7-020
02-21-17-7-025
02-21-17-7-026
02-21-17-7-027
02-21-17-7-036

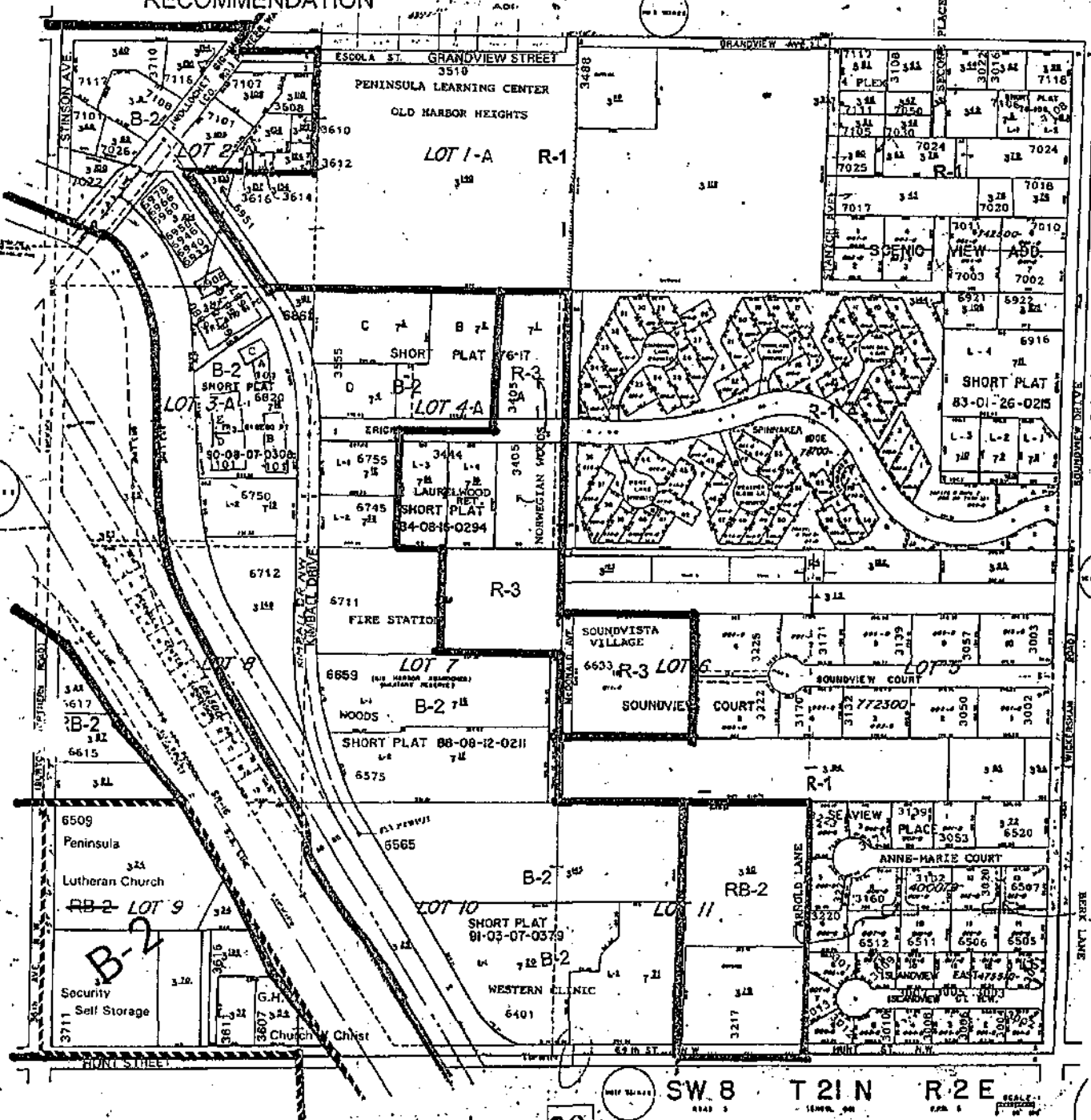
Westside District

PLANNING COMMISSION
RECOMMENDATION

21

25

29



SW 8 T 21 N R 2 E

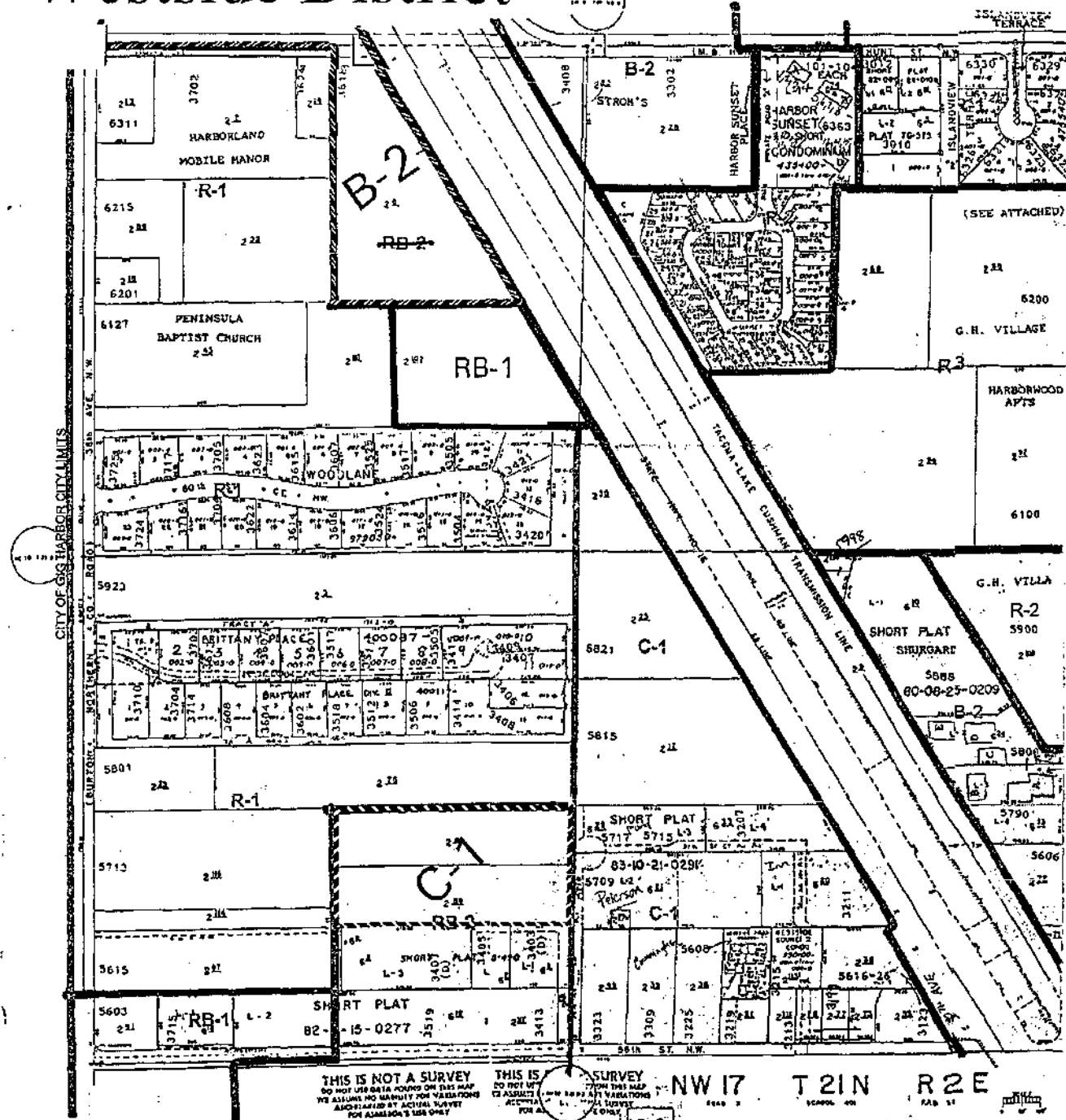
Westside District

26

PLANNING COMMISSION
RECOMMENDATION

Proposed Zoning
District Amendments
March 1998

Zoning Amendment Boundary



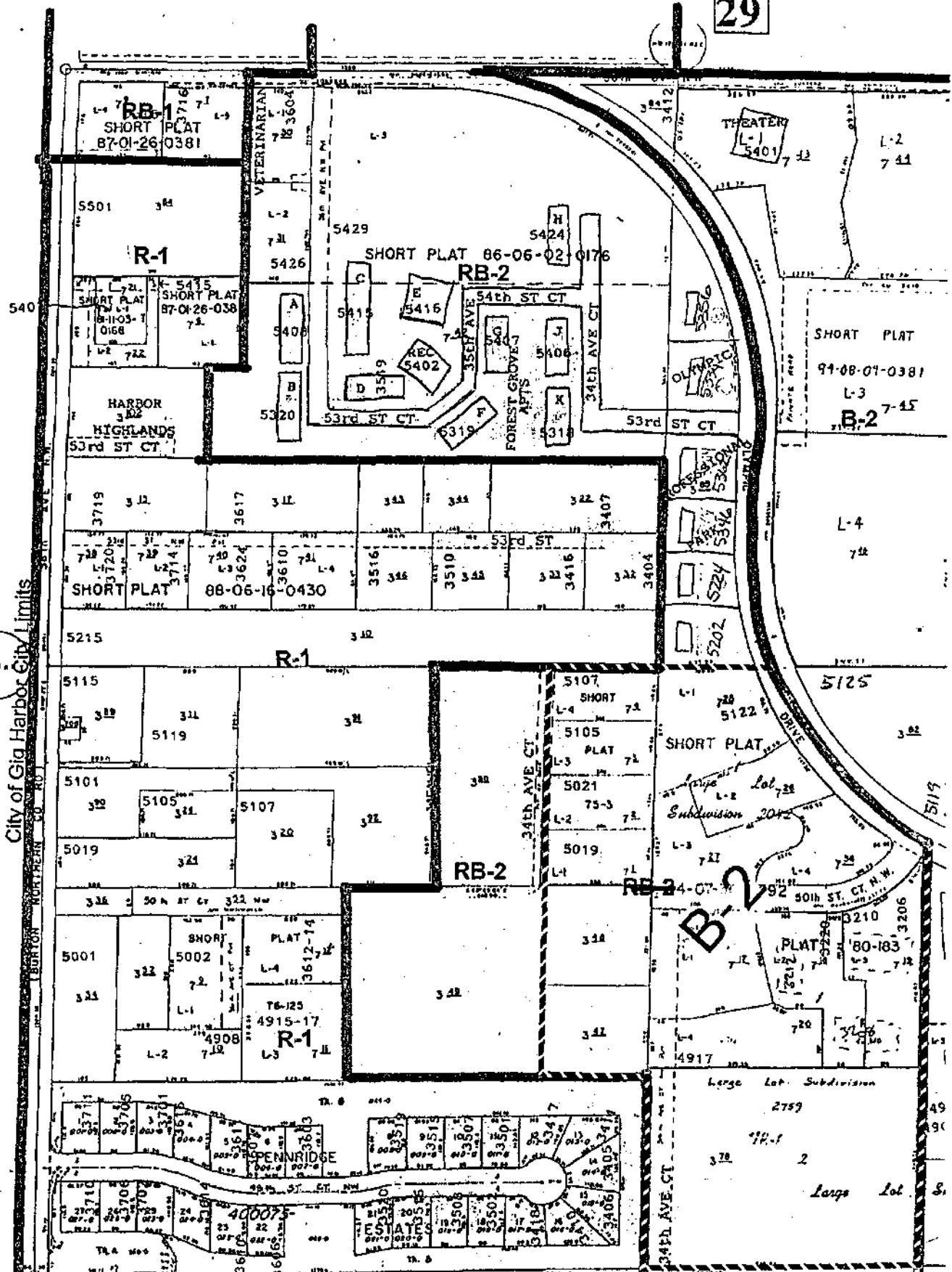
THIS IS NOT A SURVEY
DO NOT USE DATA POINTS ON THIS MAP
WE ASSUME NO LIABILITY FOR MISTAKES
AND ARE NOT RESPONSIBLE FOR ANY
FOR ALABAMA'S USE ONLY

THIS IS A SURVEY
DO NOT USE DATA POINTS ON THIS MAP
WE ASSUME NO LIABILITY FOR MISTAKES
AND ARE NOT RESPONSIBLE FOR ANY
FOR ALABAMA'S USE ONLY

30

Westside District

29



THIS IS A SURVEY
 FOR ASSESSOR'S USE

SW 17

T 2

33

ORDINANCE NO. _____

**AN ORDINANCE GIG HARBOR CITY COUNCIL ADOPTING
AMENDMENTS TO THE CITY OF GIG HARBOR ZONING DISTRICT MAP
FOR CERTAIN COMMERCIAL PROPERTIES WITHIN THE WESTSIDE
AREA.**

WHEREAS, the City of Gig Harbor completed an update of the Comprehensive Plan in November of 1994 in compliance with the Growth Management Act of 1990; and,

WHEREAS, the City of Gig Harbor Comprehensive Plan applied land-use designations for the City as well as the unincorporated areas within the Urban Growth Area; and,

WHEREAS, the Westside area was annexed to the City in March of 1997, and that prior to annexation, the City adopted ordinance No. 734 (August, 1996), which established a "pre-annexation" zoning map for the area; and,

WHEREAS, following annexation, a local citizens planning committee consisting of representatives from the residential neighborhoods and the business community was formed in July of 1997 by direction of the Mayor of the City of Gig Harbor to review and recommend, amongst other issues, proposed zoning district changes for this area; and,

WHEREAS, the Westside Subarea Planning Committee conducted four open public meetings from September through October of 1997; and,

WHEREAS, the committee recommended that several parcels designated as commercial-business in the City of Gig Harbor Comprehensive Plan within the business district be rezoned; and,

WHEREAS, in a staff report dated February 25, 1998, the Planning and Building Services Department recommended that the City of Gig Harbor Zoning District map be amended as per the recommendation of the Westside Subarea Planning Committee; and,

WHEREAS, the Planning Commission finds that several goals in the Comprehensive Plan relate to economic development and job opportunities within the city and its UGA and that increasing the availability of commercially zoned lands for those areas considered suitable by the Comprehensive Plan serves to implement the City's adopted economic development policies; and,

WHEREAS , the proposed zoning amendments for the Westside areas as recommended by the Planning Commission are consistent with the goals, policies and objectives of the City of Gig Harbor Comprehensive Plan; and,

WHEREAS, the C-1 and B-2 districts as proposed in the Westside area require that a 30 vegetated buffer be retained between the commercial use and the adjacent residential use or zone; and,

WHEREAS, a C-1 district provides for more intensive uses than a B-2 district; and,

WHEREAS, the Planning Commission finds that where adjacent to an existing residential development or located along the SR-16 corridor outside of the freeway interchanges, the less intensive B-2 designation should be applied; and,

WHEREAS, a B-2 designation provides that all business be conducted within enclosed buildings whereas a C-1 district permits outdoor storage and sales; and,

WHEREAS, adopted performance standards under current City of Gig Harbor Municipal Code are sufficient to minimize impacts to adjacent residential properties; and,

WHEREAS, on January 23, 1998, notice of the proposed amendments to the City's Development Regulations was provided to Local and State Agencies as required pursuant to RCW 36.70A

THE CITY COUNCIL OF THE CITY OF GIG HARBOR DO ORDAIN AS FOLLOWS:

Section 1. The City of Gig Harbor Zoning District Map is amended as follows:

Section 8, Township 21 N. Range 2 E.Wm.

Parcels proposed to be amended from RB-2 to B-2

02-21-08-3-024;02-21-08-3-032;02-21-08-3-034;02-21-08-3-054;02-21-08-3-070;
02-21-08-3-071;02-21-08-3-133

Section 17, Township 21 N. Range 2 E.Wm.

Parcel proposed to be amended from RB-2 to B-2

02-21-17-2-006

Parcels proposed to be amended from RB-2 to C-1

02-21-17-2-088; 02-21-17-2-089

Parcels proposed to be amended from RB-2 to B-2

02-21-17-3-047;02-21-17-3-048;02-21-17-3-078;02-21-17-7-001;02-21-17-7-002;
02-21-17-7-003;02-21-17-7-004;02-21-17-7-017;02-21-17-7-018;02-21-17-7-019;
02-21-17-7-020;02-21-17-7-025;02-21-17-7-026;02-21-17-7-027;02-21-17-7-036

Section 2. The Official City of Gig Harbor Zoning Map is amended as per exhibit 'A', attached.

Section 3. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. This ordinance shall be in full force and effect five days after it's passage and publication as required by law.

APPROVED:

MAYOR, GRETCHEN A. WILBERT

MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.

SUMMARY OF ORDINANCE NO. _____

of the City of Gig Harbor, Washington

On the ___ day of _____, 1998, the City Council of the City of Gig Harbor, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE GIG HARBOR CITY COUNCIL ADOPTING AMENDMENTS TO THE CITY OF GIG HARBOR ZONING DISTRICT MAP FOR CERTAIN COMMERCIAL PROPERTIES WITHIN THE WESTSIDE AREA.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 1998.

MOLLY TOWSLEE, CITY CLERK



City of Gig Harbor. The "Maritime City"

DEPARTMENT OF PLANNING & BUILDING SERVICES
3125 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-4278

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: RAY GILMORE, DIRECTOR, PLANNING-BUILDING DEPARTMENT
SUBJ.: PROPOSED REVISIONS TO CHAPTER 18.04 (SEPA POLICIES)
DATE: APRIL 22, 1998

INTRODUCTION/BACKGROUND

Attached is an ordinance which updates the City's Environmental Policy Ordinance (Chapter 18.04 GHMC). A synopsis of the proposed changes is provided in the attached letter from Jennifer Simpson, legal counsel on this project.

POLICY CONSIDERATIONS

The proposed revisions reflect changes to the State SEPA regulations, which became effective last year. The only additional change recommended by staff is the deletion of the posting requirements for SEPA notices. Staff feels that the City provides ample notice on SEPA project applications using publication (legal notices) and filing with the Department of Ecology's SEPA register.

FISCAL CONSIDERATIONS

The adoption of this ordinance would not have a direct fiscal impact on the city.

RECOMMENDATION

This is the first reading of the ordinance. Staff recommends adoption of the revised code following the second reading on May 11th.

Gig Harbor City Council
Agenda Items and Deadlines

Meeting Date of
April 24, 1998

PLANNING-BUILDING DEPARTMENT

PUBLIC HEARINGS: NONE

Old Business:

1.

New Items:


1. First Reading of Ordinance, Amendments to City of Gig Harbor Zoning District Map-
Preannexation Zoning for the Purdy Area (Planning Commission Recommendation).
2. First Reading of Ordinance, Amendment to City of Gig Zoning District Map, Westside
Area (Planning Commission Recommendation).
3. First Reading of Ordinance - Chapter 18.04, SEPA Policies Update

April 20, 1998

MEMORANDUM

DATE: April 15, 1998

TO: Ray Gilmore, Gig Harbor Planning Director

FROM:  Jennifer Simpson, Office of City Attorney

RE: SEPA Rules Update

Late last year, the Department of Ecology adopted new SEPA rules which were added to chapter 197-11 WAC. Your current ordinance was reviewed in light of these new rules and an amending ordinance has been prepared to bring your code up to date. The revised ordinance is attached. This memo provides a brief summary of the changes in the SEPA rules which affect cities.

1. Timing Changes:

Throughout the SEPA rules, the deadline for certain actions has been modified from a 15-day limit to a 14-day limit. This new timeline is applicable to each of the following situations:

- Certain DNSs require a 14-day waiting period prior to agency action. WAC 197-11-070(2).
- When a DNS requires MTCA remedial action, the public comment period on the DNS shall be the same as the comment period on the MTCA document, "provided that for proposals listed in WAC 197-11-340(2)(a) the comment period shall be no less than 14 days prior to the effective date of the MTCA document." WAC 197-11-259.
- For DNSs which are issued under WAC 197-11-340(2), the agency shall provide public notice and receive comments for a period of 14 days. WAC 197-11-502.
- When a DNS is issued after a DS is withdrawn, the agency shall give notice and receive comments for 14 days. WAC 197-11-502.
- When a DNS issues, an agency is not permitted to act upon the proposal for 14 days after issuance of the DNS if the proposal involves (1) another agency with jurisdiction, (2) demolition of any nonexempt structure or facility, (3) issuance of a nonexempt clearing or grading permit, (4) a DNS under WAC 197-11-350(2), (3) or 197-11-360(4),

or (5) a GMA action. Additionally for these types of actions, comments may be submitted to the lead agency within 14 days of the issuance of the DNS and an agency with jurisdiction may assume lead agency status only within this 14-day period. WAC 197-11-340.

- Assumption of lead agency status shall occur within the 14-day comment period on a DNS issued under WAC 197-11-340(2)(a), or during the comment period on a notice of application when the optional DNS process is used. WAC 197-11-948.
- Threshold determinations on proposals listed in WAC 197-11-340(2) shall not be final until 14 days after issuance. WAC 197-11-390.
- If a GMA city issues a scoping notice with the notice of application under RCW 36.70B.110, the comment period shall be no less than 14 days. WAC 197-11-408.

2. New Optional DNS Process:

A new procedure has been added for use when a DNS is likely to issue. WAC 197-11-355. This procedure is discretionary. If the responsible official has a reasonable basis for determining that significant adverse environmental impacts are unlikely, the responsible official may elect to use the single integrated comment period. If this process is used, a second comment period will typically not be required when the DNS is issued. If this procedure is used, the notice and procedural requirements set forth in WAC 197-11-355 must be followed.

3. Reliance on Applicable Regulations During Project Review:

A new WAC section was adopted which permits the responsible official to find that the mitigation measures in the city's comprehensive plan or development regulations and other applicable local, state or federal regulations and comprehensive plans adopted under GMA will provide adequate analysis of and mitigation for some or all of the specific adverse environmental impacts of the project. WAC 197-11-158. If the city elects to use the mitigation and analysis of these other regulations, it need not require additional mitigation, but the procedure set forth in WAC 197-11-158 must be followed.

4. Planned Actions:

Three new WACs have been added regarding "planned actions": 197-11-164, 197-11-168, and 197-11-172. These rules provide that environmental review is not necessary for projects which meet the definition of a "planned action." Planned actions were part of regulatory reform which was adopted under Chapter 36.70B RCW in 1995. These new rules implement these regulatory reform provisions.

A "planned action" is a project action which:

- (1) is designated as a planned action by ordinance or resolution;
- (2) has had the significant environmental impacts adequately addressed in an EIS prepared in conjunction with a comprehensive or subarea plan, a fully contained community, a master planned resort, a master planned development, or a phased project;
- (3) is subsequent to or an implementing project for the proposal listed in paragraph 2 above;
- (4) is located within an urban growth area or within a master planned resort;
- (5) is not an essential public facility; and
- (6) is consistent with the comprehensive plan.

The city is required to limit planned actions to certain types of development or to specific geographical areas that are less extensive than the jurisdictional boundaries of the city. The city has the discretion to limit a planned action to a time period identified in the EIS or the designating ordinance or resolution. WAC 197-11-164.

Public notice of planned action is tied to the underlying permit. If notice is not required for the underlying permit, no special notice is required. WAC 197-11-172.

If you are considering adopting a "planned action" the requirements set forth in WAC 197-11-168 must be followed.

5. SEPA integration with GMA and Regulatory Reform:

a. General Processing.

- An additional "purpose" for the SEPA rules has been added to WAC 197-11-300 to provide for "integrating the environmental analysis required by SEPA into the project review process." The amended WACs contain a theme to limit the number of meetings, hearings, public notice and appeals to consolidate these processes as much as possible.
- If a DS is made concurrent with the notice of application, the DS and scoping notice shall be combined with the notice of application (RCW 36.70B.110). WAC 197-11-310(6).
- If an open record predecision hearing is required, the threshold determination shall be issued at least 15 days before the hearing. WAC 197-11-310(6).

- Public meetings held by a city under regulatory reform (chapter 36.70B RCW) may be used to meet SEPA public hearing requirements as long as the requirements for a public hearing under WAC 197-11-535 are met.

b. Appeals.

WAC 197-11-680 was amended to require consolidated appeals in compliance with regulatory reform (chapter 36.70B RCW). Appeal hearings on a DNS which is held before the agency's final decision on the project must be heard at the proceeding where the hearing body or officer will render a final recommendation or decision on the project. Additionally, the SEPA appeal shall consolidate any allowed appeals of procedural and substantive determinations under SEPA with a hearing or appeal on the underlying project in a single hearing before a single hearing body or officer. However, the following SEPA appeals do not need to be consolidated with the hearing on the underlying project: (1) appeal of a DS; (2) appeal of procedural determinations made by an agency when the agency was the project proponent, or is funding the project, and the agency decides to conduct its SEPA review prior to submitting the project application; (3) an appeal of a procedural determination made by an agency on a nonproject action; or (4) an appeal of the local legislative authority under RCW 43.21C.060 or other applicable state statute.

6. New Definitions:

WAC 197-11-721 which defines a "closed record appeal" and 197-11-775 which defines an "open record hearing" both implement regulatory reform which was adopted under Chapter 36.70B RCW.

7. New Categorical Exemptions:

Several new categorical exemptions were added to WAC 197-11-800.

- The annexation of territory by a city or town has been added to the definition of exempt "minor land use decisions." WAC 197-11-800(6).
- The issuance, renewal, reopening, or revisions of an air operating permit under RCW 70.94.161 has been added to the Clean Air Act exemptions. WAC 197-11-800(9).
- Actions pertaining to watershed restoration projects are exempt, provided they implement a watershed restoration plan which has been reviewed under SEPA (RCW 89.08.460(1)). WAC 197-11-800(26).
- Certain minor personal wireless service facilities are now exempt. However, this exemption will not apply to projects within a critical area designated under GMA. WAC 197-11-800(27).

Memorandum to Ray Gilmore, Gig Harbor Planning Director
April 15, 1998
Page 5

8. Impact Fee Limitation:

WAC 197-11-914 has been amended to limit the payment of multiple impact fees for the same project. The new subsection provides: "A person required to pay an impact fee for system improvements under RCW 82.02.050 through 82.02.090 shall not be required to pay a fee under SEPA for the same system improvements." WAC 197-11-914(2).

Enclosure

JLS185410.1SM/0005.900000

0008.150.013
JLS
04/08/98
R: 04/17/98

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO ENVIRONMENTAL REVIEW AND IMPLEMENTATION OF THE STATE ENVIRONMENTAL POLICY ACT (SEPA) (CHAPTER 43.21C RCW); INCORPORATING AND ADOPTING THE REVISED SEPA RULES (CHAPTER 197-11 WAC) WHICH WERE RECENTLY ADOPTED BY THE DEPARTMENT OF ECOLOGY; ADOPTING THE FOLLOWING NEW WASHINGTON ADMINISTRATIVE CODE SECTIONS BY REFERENCE: WAC 197-11-158, -164, -168, -172, -210, -220, -259, -355, -721, AND -775 AND MAKING TITLE 18 CONSISTENT THEREWITH; REVISING TIME PERIODS FOR CHANGING LEAD AGENCY STATUS, ACTING ON A MITIGATED DETERMINATION OF NONSIGNIFICANCE, AND FILING CERTAIN SEPA APPEALS; CREATING AN OPTIONAL DETERMINATION OF NONSIGNIFICANCE PROCESS; MODIFYING PUBLIC NOTICE REQUIREMENTS FOR THRESHOLD DETERMINATIONS; AMENDING SECTIONS 18.04.020, 18.04.050(C), 18.04.060, 18.04.120(E), 18.04.160, 18.04.230(B) AND (H), AND 18.04.250; ADDING A NEW SECTION 18.04.123 TO THE GIG HARBOR MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Department of Ecology has recently adopted new SEPA rules which were incorporated into Chapter 197-11 WAC; and

WHEREAS, Title 18.04 of the Gig Harbor Municipal Code (Environmental Review) needs to be amended to incorporate these changes; NOW, THEREFORE

BE IT ORDAINED by the City Council of the City of Gig Harbor, Washington

as follows:

Section 1. Section 18.04.020 of the Gig Harbor Municipal Code is hereby amended to read as follows:

18.04.020 Adoption by reference.

The city adopts the following sections of Chapter 197-11 WAC, as now existing or hereinafter amended, by reference:

- 197-11-040 Definitions.
- 197-11-050 Lead agency.
- 197-11-055 Timing of SEPA process.
- 197-11-060 Content of environmental review.
- 197-11-070 Limitations on actions during SEPA process.
- 197-11-080 Incomplete or unavailable information.
- 197-11-090 Supporting documents.
- 197-11-100 Information required of applicants.
- 197-11-158 GMA project review — Reliance on existing plans, laws, and regulations.
- 197-11-164 Planned actions — Definition and criteria.
- 197-11-168 Ordinances or resolutions designating planned actions — Procedures for adoption.
- 197-11-172 Planned actions — Project review.
- 197-11-210 SEPA/GMA integration.
- 197-11-220 SEPA/GMA definitions.
- 197-11-225 Purpose, policy applicability and definitions.
- 197-11-228 Overall integration procedures.

- 197-11-230 Timing of an integrated GMA/SEPA process.
- 197-11-232 Integration procedures for preliminary planning, environmental analysis and expanded scoping.
- 197-11-235 Integrating documents.
- 197-11-259 Determination of nonsignificance for MTCA remedial action.

Section 2. Section 18.04.050(C) of the Gig Harbor Municipal Code is hereby amended to read as follows:

18.04.050 Lead agency determination and responsibilities.

* * * * *

C. If the city, or any of its departments, receives a lead agency determination made by another agency that appears inconsistent with the criteria of WAC 197-11-922 through 197-11-940, it may object to the determination. Any objection must be made to the agency originally making the determination and resolved within ~~15~~ 14 days of receipt of the determination or the city must petition the Department of Ecology for a lead agency determination under WAC 197-11-946 within the ~~15-day~~ 14-day time period. Any such petition on behalf of the city may be initiated by the responsible official or any department.

* * * * *

Section 3. Section 18.04.060 of the Gig Harbor Municipal Code is hereby amended to read as follows:

18.04.060 Categorical exemptions and threshold determinations Adoption by reference.

The city adopts the following sections of Chapter 197-11 WAC, as now existing or hereinafter amended by reference as supplemented in this chapter:

- 197-11-300 Purpose of this part.
- 197-11-305 Categorical exemptions.
- 197-11-310 Threshold determination required.
- 197-11-315 Environmental checklist.
- 197-11-330 Threshold determination process.
- 197-11-335 Additional information.
- 197-11-340 Determination of nonsignificance (DNS).
- 197-11-350 Mitigated DNS.
- 197-11-355 Optional DNS process.
- 197-11-360 Determination of significance (DS)/ initiation of scoping.

197-11-390 Effect of threshold determination.

Section 4. Section 18.04.120(E) of the Gig Harbor Municipal Code is hereby amended to read as follows:

18.04.120 Threshold determinations - Mitigated DNS.

* * * * *

E. The city shall not act upon a proposal for which a mitigated DNS has been issued for ~~15~~ 14 days after the date of issuance; provided, that the requirements of this section shall not apply to a DNS issued pursuant to the Optional DNS Process described in GHMC §18.04.123.

* * * * *

Section 5. A new section 18.04.123 is hereby added to the Gig Harbor Municipal Code to read as follows:

18.04.123 Optional DNS Process.

A. If the responsible official has a reasonable basis for determining that significant adverse environmental impacts are unlikely, the responsible official may elect to use the single integrated comment period set forth in this section. If this process is used, a second comment period will typically not be required when the DNS is issued.

B. If the optional process set forth in this section is used, the responsible official shall:

1. State on the first page of the notice of application that it expects to issue a DNS for the proposal, and that

(a) the optional DNS process is being used;

(b) this may be the only opportunity to comment on the environmental impacts of the proposal;

(c) the proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared; and

(d) a copy of the subsequent threshold determination for the specific proposal may be obtained upon request (in addition, the city may maintain a general mailing list for threshold determination distribution).

2. List in the notice of application the conditions being considered to mitigate environmental impacts, if a mitigated DNS is expected;

3. Comply with the requirements for a notice of application and public notice in GHMC § 19.03.001; and

4. Send the notice of application and environmental checklist to:

(a) Agencies with jurisdiction, the department of ecology, affected tribes, and each local agency or political subdivision whose public services would be changed as a result of implementation of the proposal; and

(b) Anyone requesting a copy of the environmental checklist for the specific proposal (in addition, the city may maintain a general mailing list for checklist distribution).

C. If the responsible official indicates on the notice of application that a DNS is likely, an agency with jurisdiction may assume lead agency status during the comment period on the notice of application in accordance with GHMC § 18.04.050, WAC 197-11-940 and WAC 197-11-948.

D. The responsible official shall consider timely comments on the notice of application and either:

1. Issue a DNS or mitigated DNS with no comment period using the procedures in subsection E below;

2. Issue a DNS or mitigated DNS with a comment period using the procedures in subsection E below, if the responsible official determines a comment period is necessary;

3. Issue a DS; or

4. Require additional information or studies prior to making a threshold determination.

E. If a DNS or mitigated DNS is issued under subsection D(1) or D(2) above, the responsible official shall send a copy of the DNS or mitigated DNS to the Department of Ecology, agencies with jurisdiction, those who commented, and anyone requesting a copy. A copy of the environmental checklist need not be recirculated.

Section 6. Section 18.04.160 of the Gig Harbor Municipal Code is hereby amended to read as follows:

18.04.160 Public notice.

Whenever the city issues a threshold determination, or EIS requiring public notice, the city shall give public notice of the determination or the availability of the environmental documents and whether any public hearing will be held as follows:

A. Threshold Determination Notice. Public notice will be given on the following situations:

1. DNS involving another agency with jurisdiction;

2. DNS involving demolition of any structure or facility not exempted by WAC 197-11-800(2)(f) or WAC 197-11-880;

3. DNS involving issuance of clearing or grading permits not exempted under WAC Part Nine - Categorical Exemptions;

4. DNS under WAC 197-11-350(2) Early Notice;

- 5. DNS under WAC 197-11-350(3) Mitigated DNS;
- 6. DNS under WAC 197-11-360(4) change from DS to DNS;
- 7. DS for scoping purposes;
- 8. Availability of a DEIS.

B. Type of Notice. Under subsection A of this section, notice will be given as follows:

- ~~1. Posting the site of the proposed action;~~
- 1. ~~2.~~ SEPA register;
- 2. ~~3.~~ Publication in the official newspaper for the city of Gig Harbor.

C. Public Hearing. Whenever a public hearing is held notice shall be given. Such notice shall precede the hearing by at least 15 days.

D. Type of Notice. Under subsection C of this section, notice will be given as follows:

- 1. Posting on or near the property or publication in the official newspaper of the city of Gig Harbor for site specific proposals;
- 2. Mailing to property owners within 300 feet for site specific proposals.

Section 7. Section 18.04.230(B) and (H) of the Gig Harbor Municipal Code is

hereby amended to read as follows:

18.04.230 Appeals.

* * * * *

B. All SEPA appeals must be filed in writing with the responsible official within 14 calendar days ~~of the date of the SEPA decision~~ after notice of a final decision is issued pursuant to GHMC §19.05.009 or after other notice that the decision has been made and is appealable; provided, that in order to allow public comment on a DNS prior to requiring an appeal to be filed, this appeal period shall be extended for an additional seven (7) days. The hearing date for appeals of declarations of significance issued before a decision on the permit, shall be not more than 45 days from the date the appeal is filed.

* * * * *

H. If a time limit is established by statute or ordinance for commencing a judicial appeal of the project permit, the responsible official shall give official notice whenever it issues a permit or approval for which a statute or ordinance establishes a time limit for commencing a judicial appeal of the date and place for commencing the appeal. The notice shall include:

(1) notice that any SEPA issues must be appealed within the time limit set by statute or ordinance for appealing the underlying governmental action,

(2) the time limit for commencing the appeal of the underlying governmental action and SEPA issues, and the statute or ordinance establishing the time limit, and

(3) where the appeal may be filed.

Written notice shall be provided to the applicant, all parties to any administrative appeal, and all persons who have requested notice of decisions concerning the project. Such notice may be appended to the permit, the decision documents, the SEPA compliance documents, or may be printed separately.

* * * * *

Section 8. Section 18.04.250 of the Gig Harbor Municipal Code is hereby amended to read as follows:

18.04.250 Definitions - Adoption by reference.

The city adopts the following sections of Chapter 197-11 WAC, as now existing or hereafter amended, by reference, as supplemented in this chapter:

197-11-700	Definitions.
197-11-702	Act.
197-11-704	Action.
197-11-706	Addendum.
197-11-708	Adoption.
197-11-710	Affected tribe.
197-11-712	Affecting.
197-11-714	Agency.
197-11-716	Applicant.
197-11-718	Built environment.
197-11-720	Categorical exemption.
<u>197-11-721</u>	<u>Closed record appeal.</u>
197-11-722	Consolidated appeal.
197-11-724	Consulted agency.
197-11-726	Cost-benefit analysis.
197-11-728	County/city.
197-11-730	Decision maker.
197-11-732	Department.
197-11-734	Determination of nonsignificance (DNS).
197-11-736	Determination of significance (DS).
197-11-738	EIS.
197-11-740	Environment.
197-11-742	Environmental checklist.
197-11-744	Environmental document.
197-11-746	Environmental review.
197-11-750	Expanded scoping.
197-11-752	Impacts.
197-11-754	Incorporation by reference.
197-11-756	Lands covered by water
197-11-758	Lead agency.
197-11-760	License.
197-11-762	Local agency.
197-11-764	Major action.
197-11-766	Mitigated DNS.
197-11-768	Mitigation.
197-11-770	Natural environment.
197-11-772	NEPA.

197-11-774	Nonproject.
<u>197-11-775</u>	<u>Open record hearing.</u>
197-11-776	Phased review.
197-11-778	Preparation.
197-11-780	Private project.
197-11-782	Probable.
197-11-784	Proposal.
197-11-786	Reasonable alternative.
197-11-788	Responsible official.
197-11-790	SEPA.
197-11-792	Scope.
197-11-793	Scoping.
197-11-794	Significant.
197-11-796	State agency.
197-11-797	Threshold determination.
197-11-799	Underlying governmental action.

Section 9. Codes adopted by Reference. Pursuant to RCW 35A.12.140, one copy of the Washington Administrative Code sections adopted by reference herein have been and are now on file with the City Clerk and are available for examination by the public.

Section 10. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such invalidity shall not affect the validity or effectiveness of the remaining portions of this ordinance.

Section 11. Effective Date. This ordinance shall take effect and be in full force and effect five (5) days after its passage, approval and publication as required by law.

PASSED by the Council of the City of Gig Harbor, this day of _____, 1998.

APPROVED:

GRETCHEN A. WILBERT, MAYOR

ATTEST:

By: _____
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF CITY ATTORNEY

By: _____
CAROL A. MORRIS

Filed with City Clerk: _____
Passed by City Council: _____
Date Published: _____
Date Effective: _____

SUMMARY OF ORDINANCE NO. _____

of the City of Gig Harbor, Washington

On the _____ day of _____, 1998, the City Council of the City of Gig Harbor, passed Ordinance No. _____. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO ENVIRONMENTAL REVIEW AND IMPLEMENTATION OF THE STATE ENVIRONMENTAL POLICY ACT (SEPA) (CHAPTER 43.21C RCW); INCORPORATING AND ADOPTING THE REVISED SEPA RULES (CHAPTER 197-11 WAC) WHICH WERE RECENTLY ADOPTED BY THE DEPARTMENT OF ECOLOGY; ADOPTING THE FOLLOWING NEW WASHINGTON ADMINISTRATIVE CODE SECTIONS BY REFERENCE: WAC 197-11-158, -164, -168, -172, -210, -220, -259, -355, -721, AND -775 AND MAKING TITLE 18 CONSISTENT THEREWITH; REVISING TIME PERIODS FOR CHANGING LEAD AGENCY STATUS, ACTING ON A MITIGATED DETERMINATION OF NONSIGNIFICANCE, AND FILING CERTAIN SEPA APPEALS; CREATING AN OPTIONAL DETERMINATION OF NONSIGNIFICANCE PROCESS; MODIFYING PUBLIC NOTICE REQUIREMENTS FOR THRESHOLD DETERMINATIONS; AMENDING SECTIONS 18.04.020, 18.04.050(C), 18.04.060, 18.04.120(E), 18.04.160, 18.04.230(B) AND (H), AND 18.04.250; ADDING A NEW SECTION 18.04.123 TO THE GIG HARBOR MUNICIPAL CODE AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this _____ day of _____, 1998.

CITY CLERK, MOLLY TOWSLEE



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL MEMBERS
FROM: WES HILL, P.E., PUBLIC WORKS DIRECTOR *Wes Hill*
SUBJECT: STREET PAVEMENT MARKING - CONTRACT AWARD
DATE: APRIL 16, 1998

INTRODUCTION/BACKGROUND

The City restripes arterial streets on an annual basis. Potential contractors were contacted in accordance with the City's Small Works Roster Process (Resolution No. 411). Two contractors responded with the following price quotation proposals:

Apply-A-Line, Inc.	\$17,296.48
Stripe Rite, Inc. (Corrected)	\$18,224.98

Based on the price quotation proposals received, the apparent lowest price quotation received was from Apply-A-Line in the amount of seventeen-thousand two-hundred ninety-six dollars and forty-eight cents (\$17,296.48). They have performed pavement marking for the City in previous years and their work has been satisfactory.

This memorandum requests Council authorization to award and execute the contract for the work. It is anticipated that the work will be completed within three weeks after contract award, weather permitting.

FISCAL CONSIDERATIONS

The amount budgeted for this work is \$32,000. This budgeted amount provides for applying markings two times per year. The engineer's estimate for the work was \$17,350. Funds are available for this work.

RECOMMENDATION

Staff recommends the Council move and approve award and execution of the contract for Pavement Marking on City Streets - '98 to Apply-A-Line, Inc., as the lowest responsible respondent, for their price quotation proposal amount of seventeen-thousand two-hundred ninety-six dollars and forty-eight cents (\$17,296.48).



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136

TO: CITY COUNCIL
FROM: MAYOR GRETCHEN WILBERT *GW*
SUBJECT: DESTINATION IDENTIFICATION AND MAPPING
DATE: April 27, 1998

INFORMATION/BACKGROUND

Council recently approved the expenditure of hotel-motel tax funds to be given to the Gig Harbor Peninsula Chamber of Commerce for the purpose of hiring a marketing consultant to develop a cohesive marketing strategy and image for the city to include a map highlighting points of interest in each area.

Each area of the city seems to have an identifying name with the exception of the North Harborview business / restaurant / retail / commercial area.

The petitions before you request that the North Harborview business district be given a name that will provide a destination identification for the purpose of identifying points of interest.

RECOMMENDATION

A motion to approve the attached Resolution naming the North Harborview business district as Finholm Market Place, and further request that all future maps that are printed with hotel-motel tax revenues use the identifying business districts names for those businesses within city limits.

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, PROVIDING DESTINATION IDENTIFICATION FOR MAPPINGS AND DIRECTIONAL SIGN PURPOSES FOR THE HISTORIC COMMERCIAL / BUSINESS /RETAIL / RESTAURANT AREA ON NORTH HARBORVIEW DRIVE FROM THE RUTH BOGUE PLATFORM AREA TO THE PEACOCK HILL AREA.

WHEREAS, most business districts in the city have been given a destination identification by name, such as Kimball, Downtown, Olympic Village, Westside, Borgen's Corner, Gig Harbor North; and

WHEREAS the historic North Harborview business district lacks an official identifying distinctive name; and

WHEREAS this historic North Harborview business district is undergoing a rejuvenation by most of the businesses in the area; and

WHEREAS, a pocket park/view climb will be constructed to provide a pedestrian connection between the business area and the neighborhood; and

WHEREAS, the Finholm name has remained synonymous with 65 years of business as FINHOLM'S MARKET & GROCERY within this historic business district;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES, that honor and gratitude be shown to the FINHOLM family by designating the business area on North Harborview from the Ruth Bogue Platform to Peacock Hill Avenue as the FINHOLM MARKET PLACE with signage and mapping hereinafter to provide destination identification within this historic area.

This resolution shall take effect immediately upon passage.

RESOLVED this ____ day of _____, 1998.

APPROVED:

GRETCHEN A. WILBERT, MAYOR

ATTEST/AUTHENTICATED:

MOLLY M. TOWSLEE, CITY CLERK

FILED WITH THE CITY CLERK: 4/22/98
PASSED BY THE CITY COUNCIL:
RESOLUTION NO.

March 30, 1998

A CITIZEN PETITION

In honor of, and gratitude for, the quality of life contributions given this community by John Finholm and the Finholm family over the past 60 years,

WE THE UNDERSIGNED respectfully request that the City of Gig Harbor officially designate the North Harborview business area, from the Ruth Bogue Platform to the Peacock Hill Avenue, as **FINHOLM MARKETPLACE**; and,

FURTHER, that it be so noted on area maps to be printed henceforth.

Respectfully,

Name	Zip Code
Patricia Bryan	98332
Aletchen K. Kellert	98332
Marie Anderson	98332
Betty Jane Tuse	98335
Marie J. Jansen	98332
Julia J. Jansich	98335
George R. Rasmussen	11
Bill Oweel	98332
Maureen Oweel	98332

Please submit petition to Gig Harbor City Clerk by April 15, 1998

March 30, 1998

A CITIZEN PETITION

In honor of, and gratitude for, the quality of life contributions given this community by John Finholm and the Finholm family over the past 60 years,

WE THE UNDERSIGNED respectfully request that the City of Gig Harbor officially designate the North Harborview business area, from the Ruth Bogue Platform to the Peacock Hill Avenue, as **FINHOLM MARKETPLACE**; and,

FURTHER, that it be so noted on area maps to be printed henceforth.

Respectfully,

Name	Zip Code
<u>Jo-kell Barrett</u>	<u>98329</u>
<u>Betty Barrett</u>	<u>98329</u>
<u>Sally Hamilton</u>	<u>98329</u>
<u>Summer Baker</u>	<u>98329</u>
<u>Jennifer Wilbur</u>	<u>98322</u>
<u>Hayes Butler</u>	<u>98335</u>
<u>Sandy Miller</u>	<u>98329</u>
<u>Allison Keys</u>	<u>98406</u>
<u>Neathor Johnson</u>	<u>98406</u>
_____	_____

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Respectfully,

Name	Zip Code
<u>Pauline Winchell (Ebb Tide)</u>	<u>98332</u>
<u>Bert Pearson (Ebb Tide)</u>	<u>98359</u>
<u>Aloni Wheeler (Ebb Tide)</u>	<u>98335</u>
<u>Susan M. Hornsath (Ebb Tide)</u>	<u>98312</u>
<u>Rexana R. Dumas (Ebb Tide)</u>	<u>98407</u>
<u>Laura Bethke (Ebb tide)</u>	<u>98359</u>
<u>Jane R. Cude (Ebb tide)</u>	<u>98329</u>
<u>Melissa Falconer</u>	<u>98335</u>
<u>Liz Ashley (Ebb Tide)</u>	<u>98329</u>
<u>Brenda Coates</u>	<u>98335</u>
<u>Rebecca Coates</u>	<u>98367</u>

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FURTHER, that it be so noted on area maps to be printed henceforth.

Respectfully,

Name	Zip Code
Cindy Greenfield	98335
Tom Greenfield	98335
Susan May	98335
Jeff Miller	98335
John Duggan	98332
Tara Frode	98329
Betty Ringler	98332
John Sommers	98335
Nick Nattello	98335
RICK YASSER	98335

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FURTHER, that it be so noted on area maps to be printed henceforth.

Respectfully,

Name	Zip Code
Sue Schomer	98333
Cheri J Grant	98335
Bunny Seach	98335
James M Holder	98332
Patricia L Morfee	98332
Harold Smith	98335
Lyne Zehner	98335
Pat Jordan	98335
Lisa Kerselman	98407
James Duffin	98332
Willie Bey	98335

Please submit petition to Gig Harbor City Clerk by April 15, 1998



WASHINGTON STATE LIQUOR CONTROL BOARD
 License Division - 1025 E. Union, P.O. Box 43075
 Olympia, WA 98504-3075
 (360) 664-0012

RECEIVED

APR 23 1998

DATE: 4/21/98

TO: CITY OF GIG HARBOR

CITY OF GIG HARBOR

RE: ASSUMPTION
 From AARDAL, SUSAN BISHOP
 Dba SPIRO'S PIZZA & PASTA

APPLICANTS:

SPIRO'S BELLA NOTTE', INC.

BAKER, SUSAN BISHOP
 11-25-55 532-62-6048
 BAKER, TIMOTHY JOHN
 07-30-48 538-66-3379

License: 363D55 - 2E County: 27

Tradename: SPIRO'S BELLA NOTTE' PIZZA & PASTA
 Loc Addr: 3108 HARBORVIEW DR
 GIG HARBOR WA 98335

Mail Addr: 3108 HARBORVIEW DR
 GIG HARBOR WA 98335-2124

Phone No.: 253-851-9200 SUSAN BAKER

Classes Applied For:

H Spirituous liquor by individual glass and/or beer and wine on premises

As required by RCW 66.24.010(8), you are notified that application has been made to the Washington State Liquor Control Board for a license to conduct business. If return of this notice is not received in this office within **20 DAYS** from the date above, it will be assumed that you have no objection to the issuance of the license. **If additional time is required you must submit a written request for an extension of up to 20 days.** An extension of more than 20 days will be approved only under extraordinary circumstances.

- | | YES | NO |
|--|--------------------------|--------------------------|
| 1. Do you approve of applicant ? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you approve of location ? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. If you disapprove and the Board contemplates issuing a license, do you want a hearing before final action is taken? | <input type="checkbox"/> | <input type="checkbox"/> |

If you have indicated disapproval of the applicant, location or both, please submit a statement of all facts upon which such objections are based.

DATE

SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE



RECEIVED

APR 23 1998

CITY OF GIG HARBOR

STATE OF WASHINGTON

WASHINGTON STATE LIQUOR CONTROL BOARD

1025 E Union • PO Box 43075 • Olympia WA 98504-3075 • (360) 753-6262

April 15, 1998

Mayor of Gig Harbor

This is to notify you that:

R & M LUSTIG, INC.
4116 HARBORVIEW DR
GIG HARBOR, WA 98332-1080

CAPTAIN'S TERRACE
4116 HARBORVIEW DR
GIG HARBOR, WA 98332
License No. 078469-2E
UBI No. 601 492 843 001 0001

discontinued sales and service of liquor at the above location on
March 31, 1998.

This is for your information and records.

LESTER C. DALRYMPLE, Supervisor
Licensing Services

A handwritten signature in cursive script that reads "Sheila B. Griffin".

Sheila B. Griffin, Licensing Support Tech.
Licensing Support Unit, Licensing Services
360-664-8227

cc: Bremerton Regional Office
File



MAYOR'S REPORT

April 27, 1998



Pedestrian Safety

The tragic deaths of Marueen Killen and Sherri Ann Everson bring us a message loud and clear. Pedestrians are in danger from inattentive drivers.

The purpose of this report to Council is to recognize what we, as a city, can do immediately to enhance the safety of city pedestrians and to facilitate a long-term plan with developers, engineers and planners addressing the needs of pedestrians in future development.

Many cities in the U.S. post signs that read *Yield to Pedestrians, Congested Area Ahead* or *Crosswalk Ahead*. The signage most common in our area is the diamond shape sign with the picture of pedestrians.

I am asking the Public Works Department to create driver alert courtesy signage for every entrance into the city limits utilizing the familiar pedestrian figures. Above the sign will be the words:

PLEASE YIELD TO PEDESTRIANS

Below the sign will be a sign that reads:

THANK YOU

The design and placement of the signs are critical and minimal funding should facilitate the project.

For the long-term, I will request the Council Public Works Committee to meet and bring ideas to the engineers and planners regarding crosswalks, bike lanes, litter receptacles, bus stops, park and rides, parking lots, on-street parking ordinances, loading and unloading zones, handicap access, benches and sidewalks.

The public health and safety is our business. This is the message for us today as residential and visitors enjoy walking the waterfront from early morning until late at night. Our Comprehensive Plan invites this year around healthy activity and we are striving to create a safe environment.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET
GIG HARBOR, WASHINGTON 98335
(253) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: DAVID RODENBACH, FINANCE DIRECTOR DR
DATE: April 22, 1998
SUBJECT: QUARTERLY FINANCIAL REPORTS

Attached are the quarterly financial reports for the first quarter of 1998.

Total resources, including all revenues and beginning cash balances, are at 51% of the annual budget. Revenues, excluding cash balances, are at 17% of the annual budget while expenditures are at 16%.

General Fund revenues (excluding beginning balance) are at 24% of budget. Sales tax receipts for the quarter are slightly ahead of pace at 28%. Property taxes are at 2% of budget and are mostly collected in the second and fourth quarters.

General Fund expenditures are at 25% of budget. Non-departmental has expended 43% of budget since the \$255,000 transfer to Soundview GO Bond fund has been made. Building is at 28% of budget. All other General Fund departments are below 25% of budgeted expenditures.

Street revenues and expenditures are only 1% and 3% of budget. Approximately 94% of expected Street revenues are from property taxes, grants and transfers from other funds.

We have received \$8,000 in Hotel-Motel taxes. This is 320% of budget. Through March there have been no expenditures.

Water and Sewer revenues are both at 22% of budget. Water expenditures are 11% of budget while Sewer expenditures are 19%.

All funds have adequate cash on hand to meet upcoming obligations.

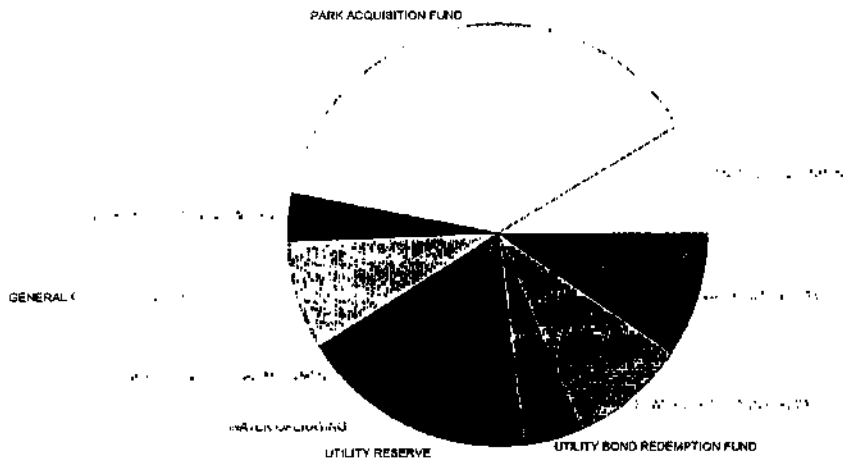
**CITY OF GIG HARBOR
CASH AND INVESTMENTS
YEAR TO DATE ACTIVITY
AS OF MARCH 31, 1998**

FUND NO.	DESCRIPTION	BEGINNING BALANCE	REVENUES	EXPENDITURES	OTHER CHANGES	ENDING BALANCE
001	GENERAL GOVERNMENT	\$774,594	\$895,653	\$1,076,168	\$290	\$594,368
101	STREET FUND	207,567	54,800	163,530	-	98,837
105	DRUG INVESTIGATION FUND	11,831	197	-	-	12,028
107	HOTEL-MOTEL FUND	19,809	8,338	130	-	28,017
109	PARK ACQUISITION FUND	2,611,544	32,169	-	-	2,643,713
200	'78 GO BONDS - FIRE	0	-	-	-	0
201	'75 GO BONDS - SEWER	0	-	-	-	0
203	'87 GO BONDS - SEWER CONSTR	152,776	6,892	-	-	159,468
208	91 GO BONDS - SOUNDVIEW DRIVE	(94)	257,506	-	-	257,412
301	GENERAL GOVT CAPITAL ASSETS	533,775	36,350	-	-	570,125
305	GENERAL GOVT CAPITAL IMPRVMEN	307,960	33,217	-	-	341,177
401	WATER OPERATING	378,557	142,687	104,274	(13,874)	403,096
402	SEWER OPERATING	32,248	202,899	195,402	20,896	60,640
407	UTILITY RESERVE	498,897	6,050	-	-	504,748
408	UTILITY BOND REDEMPTION FUND	366,866	10,169	63,601	-	313,435
410	SEWER CAPITAL CONSTRUCTION	580,254	31,624	255	15,484	627,108
411	STORM SEWER OPERATING	15,181	39,029	32,530	(8,958)	12,722
420	WATER CAPITAL ASSETS	638,389	17,464	1,448	-	654,405
605	LIGHTHOUSE MAINTENANCE TRUST	2,590	36	-	-	2,626
631	MUNICIPAL COURT	-	15,878	10,856	(5,022)	-
801	CLEARING CLAIMS	36,877	-	-	(36,877)	0
		<u>\$7,169,421</u>	<u>\$1,790,758</u>	<u>\$1,648,194</u>	<u>(\$28,061)</u>	<u>\$7,283,924</u>

**COMPOSITION OF CASH AND INVESTMENTS
AS OF MARCH 31, 1998**

	MATURITY	RATE	BALANCE
CASH ON HAND			\$300
CASH IN BANK		1.49%	35,338
LOCAL GOVERNMENT INVESTMENT POOL		5.53%	6,456,705
STUDENT LOAN MKT ASSN. (SALLY MAE)	06/01/98	6.10%	491,580
FEDERAL HOME LOAN BANK	06/16/99	6.02%	100,000
FEDERAL HOME LOAN BANK	06/24/99	6.06%	200,000
			<u>\$7,283,924</u>

Ending Cash Balances By Fund No.

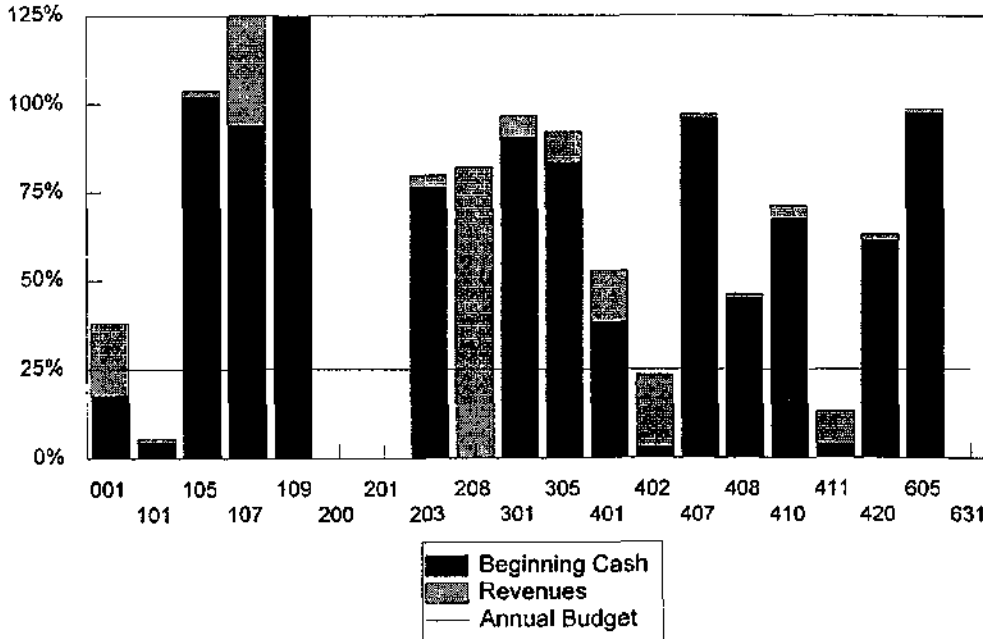


Smaller balances are excluded from chart

**CITY OF GIG HARBOR
YEAR-TO-DATE RESOURCE SUMMARY
AND COMPARISON TO BUDGET
FOR PERIOD ENDING MARCH 31, 1998**

FUND NO.	DESCRIPTION	ESTIMATED RESOURCES	ACTUAL Y-T-D RESOURCES	BALANCE OF ESTIMATE	PERCENTAGE (ACTUAL/EST.)
001	GENERAL GOVERNMENT	\$4,384,136	\$1,670,247	\$2,713,889	38.10%
101	STREET FUND	4,604,510	262,367	4,342,143	5.70%
105	DRUG INVESTIGATION FUND	11,600	12,028	(428)	103.69%
107	HOTEL-MOTEL FUND	21,100	28,147	(7,047)	133.40%
109	PARK ACQUISITION FUND	1,517,000	2,643,713	(1,126,713)	174.27%
200	'78 GO BONDS - FIRE	-	0	(0)	NA
201	'75 GO BONDS - SEWER	5,311	0	5,311	0.00%
203	'87 GO BONDS - SEWER CONSTR	200,000	159,468	40,532	79.73%
208	91 GO BONDS - SOUNDVIEW DRIVE	314,174	257,412	56,762	81.93%
301	GENERAL GOVT CAPITAL ASSETS	590,000	570,125	19,875	96.63%
305	GENERAL GOVT CAPITAL IMPROVEMENT	370,000	341,177	28,823	92.21%
401	WATER OPERATING	988,100	521,244	466,856	52.75%
402	SEWER OPERATING	1,005,744	235,147	770,597	23.38%
407	UTILITY RESERVE	520,000	504,748	15,252	97.07%
408	UTILITY BOND REDEMPTION FUND	815,919	377,036	438,883	46.21%
410	SEWER CAPITAL CONSTRUCTION	860,000	611,878	248,122	71.15%
411	STORM SEWER OPERATING	406,000	54,210	351,790	13.35%
420	WATER CAPITAL ASSETS	1,041,000	655,853	385,147	63.00%
605	LIGHTHOUSE MAINTENANCE TRUST	2,660	2,626	34	98.71%
631	MUNICIPAL COURT	-	15,878	(15,878)	NA
		\$17,657,254	\$8,923,302	\$8,733,952	50.54%

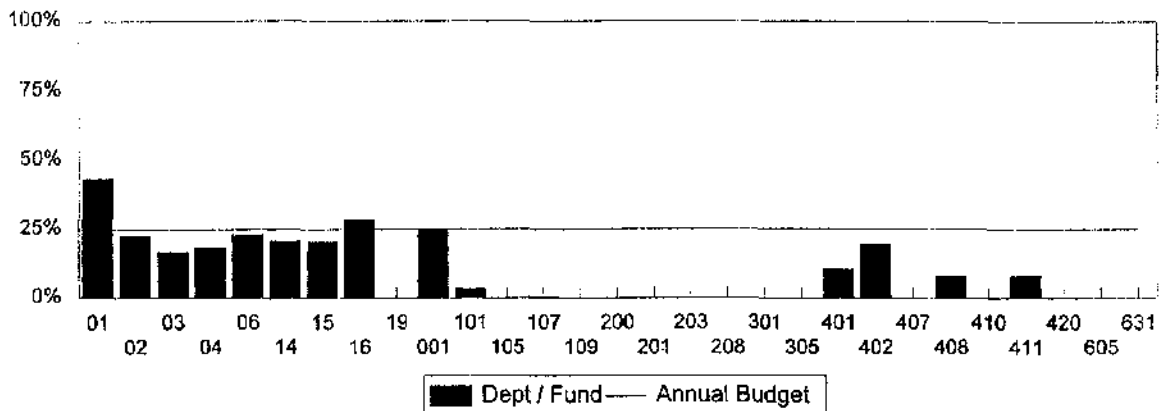
Resources as a Percentage of Annual Budget



**CITY OF GIG HARBOR
YEAR-TO-DATE EXPENDITURE SUMMARY
AND COMPARISON TO BUDGET
FOR PERIOD ENDING MARCH 31, 1998**

FUND NO.	DESCRIPTION	ESTIMATED EXPENDITURES	ACTUAL Y-T-D EXPENDITURES	BALANCE OF ESTIMATE	PERCENTAGE (ACTUAL/EST.)
001	GENERAL GOVERNMENT				
01	NON-DEPARTMENTAL	\$782,046	\$340,916	\$441,130	43.59%
02	LEGISLATIVE	30,000	6,832	23,168	22.77%
03	MUNICIPAL COURT	262,330	44,243	218,087	16.87%
04	ADMINISTRATIVE/FINANCIAL	475,950	87,602	388,348	18.41%
06	POLICE	1,298,812	299,291	999,521	23.04%
14	COMMUNITY DEVELOPMENT	456,135	94,304	361,831	20.67%
15	PARKS AND RECREATION	837,550	173,066	664,484	20.66%
16	BUILDING	104,800	29,915	74,885	28.54%
19	ENDING FUND BALANCE	-	-	-	NA
001	TOTAL GENERAL FUND	4,247,623	1,076,168	3,171,455	25.34%
101	STREET FUND	4,604,510	163,530	4,440,980	3.55%
105	DRUG INVESTIGATION FUND	11,600	-	11,600	-
107	HOTEL-MOTEL FUND	21,100	130	20,970	0.62%
109	PARK ACQUISITION FUND	1,517,000	-	1,517,000	-
200	'78 GO BONDS - FIRE	-	-	-	NA
201	'75 GO BONDS - SEWER	5,311	-	5,311	-
203	'87 GO BONDS - SEWER CONSTR	200,000	-	200,000	-
208	91 GO BONDS - SOUNDVIEW DRIVE	314,174	-	314,174	-
301	GENERAL GOVT CAPITAL ASSETS	590,000	-	590,000	-
305	GENERAL GOVT CAPITAL IMPROVEM	370,000	-	370,000	-
401	WATER OPERATING	988,100	104,274	883,826	10.55%
402	SEWER OPERATING	1,005,744	195,402	810,342	19.43%
407	UTILITY RESERVE	520,000	-	520,000	-
408	UTILITY BOND REDEMPTION FUND	815,919	63,601	752,318	7.80%
410	SEWER CAPITAL CONSTRUCTION	860,000	255	859,745	0.03%
411	STORM SEWER OPERATING	406,000	32,530	373,470	8.01%
420	WATER CAPITAL ASSETS	1,041,000	1,448	1,039,552	0.14%
605	LIGHTHOUSE MAINTENANCE TRUST	2,660	-	2,660	-
631	MUNICIPAL COURT	-	10,856	(10,856)	NA
		\$17,520,741	\$1,648,194	\$15,872,547	9.41%

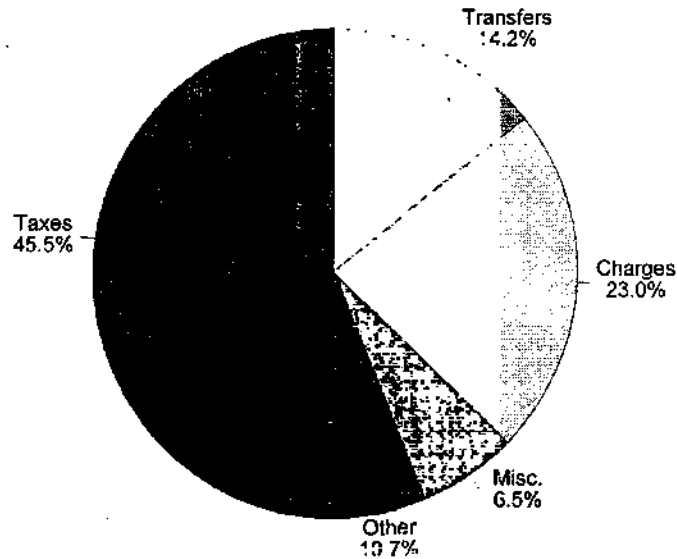
Expenditures as a Percentage of Annual Budget



**CITY OF GIG HARBOR
YEAR-TO-DATE REVENUE SUMMARY
BY TYPE
FOR PERIOD ENDING MARCH 31, 1998**

<u>TYPE OF REVENUE</u>	<u>AMOUNT</u>
Taxes	\$814,918
Licenses and Permits	62,461
Intergovernmental	86,541
Charges for Services	412,383
Fines and Forfeits	20,792
Miscellaneous	117,275
Non-Revenues	21,388
Transfers and Other Sources of Funds	255,000
Total Revenues	1,790,758
Beginning Cash Balance	7,132,544
Total Resources	<u>\$8,923,302</u>

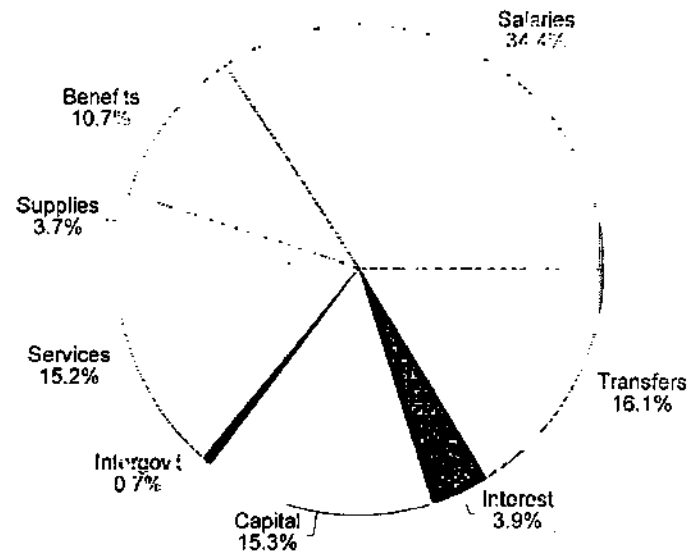
Revenues by Type - All Funds



**CITY OF GIG HARBOR
YEAR-TO-DATE EXPENDITURE SUMMARY
BY TYPE
FOR PERIOD ENDING MARCH 31, 1998**

<u>TYPE OF EXPENDITURE</u>	<u>AMOUNT</u>
Wages and Salaries	\$567,624
Personnel Benefits	176,484
Supplies	60,281
Services and Other Charges	250,066
Intergovernmental Services and Charges	11,331
Capital Expenditures	252,820
Principal Portions of Debt Payments	-
Interest Expense	63,601
Transfers and Other Uses of Funds	265,986
Total Expenditures	1,648,194
Ending Cash Balance	7,283,924
Total Uses	<u>\$8,932,118</u>

Expenditures by Type - All Funds



CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF MARCH 31, 1998

	SPECIAL REVENUE FUNDS								TOTAL SPECIAL REVENUE
	001 GENERAL GOVERNMENT	101 STREET	105 DRUG INVESTIGATION	107 HOTEL - MOTEL	109 PARK ACQUISITION	301 GENERAL GOVT CAPITAL ASSETS	305 GENERAL GOVT CAPITAL IMP	605 LIGHTHOUSE MAINTENANCE	
CASH	\$3,384	\$538	\$66	\$153	\$12,762	\$3,104	\$1,858	\$14	\$18,495
INVESTMENTS	590,984	98,299	11,963	27,865	2,630,951	567,020	339,319	2,611	3,678,028
RECEIVABLES	19,809	13,142	-	-	-	-	-	-	13,142
FIXED ASSETS	-	-	-	-	-	-	-	-	-
OTHER	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	\$614,178	\$111,979	\$12,028	\$28,017	\$2,643,713	\$570,125	\$341,177	\$2,626	\$3,709,665
LIABILITIES									
CURRENT	\$6,589	\$3,000	-	-	-	-	-	(\$0)	\$3,000
LONG TERM	8,810	8,810	-	-	-	-	-	-	8,810
TOTAL LIABILITIES	15,399	11,810	-	-	-	-	-	(0)	11,810
FUND BALANCE:									
BEGINNING OF YEAR	779,294	208,899	11,831	19,809	2,611,544	533,775	307,960	2,590	3,696,408
Y-T-D REVENUES	895,653	54,800	197	8,338	32,169	36,350	33,217	36	165,107
Y-T-D EXPENDITURES	(1,076,168)	(163,530)	-	(130)	-	-	-	-	(163,660)
ENDING FUND BALANCE	598,779	100,169	12,028	28,017	2,643,713	570,125	341,177	2,626	3,697,855
TOTAL LIAB. & FUND BAL.	\$614,178	\$111,979	\$12,028	\$28,017	\$2,643,713	\$570,125	\$341,177	\$2,626	\$3,709,665

**CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF MARCH 31, 1998**

DEBT SERVICE

	200 78 GO BONDS FIRE	201 75 GO BONDS SEWER	203 87 GO BONDS SEWER CONST	208 91 GO BONDS SOUNDVIEW DR	TOTAL DEBT SERVICE
CASH	\$0	(\$0)	\$868	\$1,402	\$2,270
INVESTMENTS	0	0	158,599	256,010	414,610
RECEIVABLES	-	-	6,736	-	6,736
FIXED ASSETS	-	-	-	-	-
OTHER	-	-	-	-	-
TOTAL ASSETS	\$0	\$0	\$166,204	\$257,412	\$423,616
LIABILITIES					
CURRENT	-	\$5,000	-	-	\$5,000
LONG TERM	-	-	4,516	-	4,516
TOTAL LIABILITIES	-	5,000	4,516	-	9,516
FUND BALANCE:					
BEGINNING OF YEAR	0	(5,000)	154,996	(94)	149,901
Y-T-D REVENUES	-	-	6,692	257,506	264,198
Y-T-D EXPENDITURES	-	-	-	-	-
ENDING FUND BALANCE	0	(5,000)	161,688	257,412	414,100
TOTAL LIAB. & FUND BAL.	\$0	-	\$166,203	\$257,412	\$423,616

CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF MARCH 31, 1998

	PROPRIETARY							TOTAL PROPRIETARY
	401 WATER OPERATING	402 SEWER OPERATING	407 UTILITY RESERVE	408 89 UTILITY BOND REDEMPTION	410 SEWER CAP. CONST.	411 STORM SEWER OPERATING	420 WATER CAP. ASSETS	
CASH	\$2,218	\$398	\$607	\$1,171	\$3,415	\$117	\$3,563	\$11,490
INVESTMENTS	400,878	60,242	504,141	312,263	623,693	12,605	650,842	2,564,663
RECEIVABLES	93,165	92,573	1,550	2,223,279	34,902	23,876	-	2,469,346
FIXED ASSETS	1,770,881	6,585,866	-	-	2,545,514	634,086	-	11,536,347
OTHER	-	-	-	24,883	-	-	-	24,883
TOTAL ASSETS	\$2,267,142	\$6,739,080	\$506,298	\$2,561,597	\$3,207,524	\$670,684	\$654,405	\$16,606,729
LIABILITIES								
CURRENT	\$0	-	-	\$422,530	\$895,731	-	-	\$1,318,261
LONG TERM	19,520	89,423	-	3,068,000	-	10,205	-	3,187,148
TOTAL LIABILITIES	19,520	89,423	-	3,490,530	895,731	10,205	-	4,505,409
FUND BALANCE:								
BEGINNING OF YEAR	2,209,208	6,642,160	500,247	(869,977)	2,280,423	653,981	638,389	12,054,432
Y-T-D REVENUES	142,687	202,899	6,050	4,645	31,624	39,029	17,464	444,397
Y-T-D EXPENDITURES	(104,274)	(195,402)	-	(63,601)	(255)	(32,530)	(1,448)	(397,510)
ENDING FUND BALANCE	2,247,621	6,649,657	506,298	(928,933)	2,311,792	660,480	654,405	12,101,320
TOTAL LIAB. & FUND BAL.	\$2,267,142	\$6,739,080	\$506,298	\$2,561,597	\$3,207,523	\$670,684	\$654,405	\$16,606,729

**CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
AS OF MARCH 31, 1998**

	ACCOUNT GROUPS			
	FIDUCIARY 631 MUNICIPAL COURT	820 GENERAL FIXED ASSET GROUP	900 GENERAL L-T DEBT GROUP	TOTAL ACCOUNT GROUPS
CASH	-	-	-	-
INVESTMENTS	-	-	-	-
RECEIVABLES	-	-	-	-
FIXED ASSETS	-	5,765,376	-	5,765,376
OTHER	-	-	1,275,941	1,275,941
TOTAL ASSETS	-	\$5,765,376	\$1,275,941	\$7,041,317
LIABILITIES				
CURRENT	-	-	-	-
LONG TERM	-	-	1,275,941	1,275,941
TOTAL LIABILITIES	-	-	1,275,941	1,275,941
FUND BALANCE:				
BEGINNING OF YEAR	-	5,765,376	-	5,765,376
Y-T-D REVENUES	-	-	-	-
Y-T-D EXPENDITURES	-	-	-	-
ENDING FUND BALANCE	-	5,765,376	-	5,765,376
TOTAL LIAB. & FUND BAL.	-	\$5,765,376	\$1,275,941	\$7,041,317

CITY OF GIG HARBOR
STATEMENT OF FINANCIAL POSITION
BY FUND TYPE
AS OF MARCH 31, 1998

	GENERAL GOVERNMENT	SPECIAL REVENUE	DEBT SERVICE	TOTAL GOVERNMENTAL	PROPRIETARY	FIDUCIARY	ACCOUNT GROUPS	TOTAL ALL FUND TYPES
ASSETS								
CASH	\$3,384	\$18,495	\$2,270	\$24,149	\$11,490	-	-	\$35,638
INVESTMENTS	590,984	3,678,028	414,610	4,683,622	2,564,663	-	-	7,248,285
RECEIVABLES	19,809	13,142	6,736	39,687	2,469,346	-	-	2,509,033
FIXED ASSETS	-	-	-	-	11,536,347	-	5,765,376	17,301,723
OTHER	-	-	-	-	24,883	-	1,275,941	1,300,825
TOTAL ASSETS	\$614,178	\$3,709,665	\$423,616	\$4,747,458	\$16,606,729	-	\$7,041,317	\$28,395,504
LIABILITIES								
CURRENT	6,589	3,000	5,000	14,589	1,318,261	-	-	1,332,850
LONG TERM	8,810	8,810	4,516	22,136	3,187,148	-	1,275,941	4,485,225
TOTAL LIABILITIES	15,399	11,810	9,516	36,724	4,505,409	-	1,275,941	5,818,074
FUND BALANCE:								
BEGINNING OF YEAR	779,294	3,696,408	149,901	4,625,603	12,054,432	-	5,765,376	22,445,412
Y-T-D REVENUES	895,653	165,107	264,198	1,324,958	444,397	-	-	1,769,356
Y-T-D EXPENDITURES	(1,076,168)	(163,660)	-	(1,239,828)	(397,510)	-	-	(1,637,338)
ENDING FUND BALANCE	598,779	3,697,855	414,100	4,710,733	12,101,320	-	5,765,376	22,577,429
TOTAL LIAB. & FUND BAL.	\$614,178	\$3,709,665	\$423,616	\$4,747,458	\$16,606,729	-	\$7,041,317	\$28,395,504