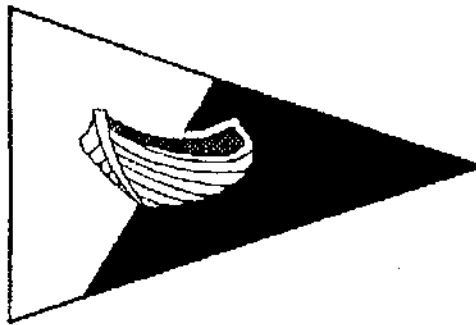


GIG HARBOR CITY COUNCIL MEETING



NOVEMBER 28, 1994

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

AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
November 28, 1994 - 7:00 p.m.

PUBLIC COMMENT/DISCUSSION:

PUBLIC HEARING:

1995 Proposed Budget.

CALL TO ORDER:

APPROVAL OF MINUTES:

CORRESPONDENCE:

OLD BUSINESS:

1. Second Reading - 1995 Proposed Budget Ordinance.
2. Second Reading - Modifications to the Right-of-Way Ordinance.

NEW BUSINESS:

1. First Reading - Modification to the Harbor Ordinance.
2. Ordinance - Adoption of the Comprehensive Plan.

MAYOR'S REPORT: Employment Security Public Hearing.

COUNCIL COMMENTS:

STAFF REPORTS:

Police Department - Chief Richards.

ANNOUNCEMENT OF OTHER MEETINGS:

APPROVAL OF BILLS:

EXECUTIVE SESSION: Negotiation Matters and Property Acquisition.

ADJOURN:

REGULAR GIG HARBOR CITY COUNCIL MEETING OF NOVEMBER 14, 1994

PRESENT: Councilmembers Stevens Taylor, Platt, Picinich, Ekberg, Markovich and Mayor Wilbert.

PUBLIC COMMENT / DISCUSSION: None.

PUBLIC HEARING:

Revised Comprehensive Plan. Ray Gilmore summarized the changes in the Comprehensive Plan due to comments received from the Dept. of Community, Trade and Economic Development, Puget Sound Water Quality Authority, and the Washington Dept. of Transportation. Mayor Wilbert opened the hearing to the public at 7:05.

Clark Davis - 300 Pt. Fosdick Place. Mr. Davis spoke on behalf of himself and PNA. He stated the efforts put forth on the Comprehensive Plan by the Staff were commendable and said he supports the staff's recommendation to reduce the Urban Growth Area. He said his main concern was the lack of concurrency in the school system. He also urged adequate review of architectural design, screening requirements, and preservation of the integrity of the Gig Harbor area.

Tom Morfee - 3803 Harborview Drive. Mr. Morfee also represented PNA. He passed out a copy of a report prepared by PNA and summarized the points made in the report.

Gary Lodholm - 10221 Crescent Valley. Mr. Lodholm said he applauds the City's efforts and complimented the staff on the streets, planning, and law enforcement. He added that Crescent Valley was a pleasant rural area with many gentlemen farms, and asked that the City please consider keeping it rural. He gave a short slide presentation.

Diane Marcus-Jones - Crescent Valley Drive. Ms. Marcus-Jones said she wanted to reiterate what had previously stated and asked that the Crescent Valley area be deleted from the Urban Growth Area.

Larry Oathout - 10710 Crescent Valley Drive. Mr. Oathout has lived in the area for over 25 years and runs a salmon hatchery. He passed out information regarding the hatchery and gave a report on the project. He stated the Crescent Valley area had many unstable slopes and wetlands and because of the many problems didn't feel this area should be developed. He gave councilmembers a petition he had circulated among the residents opposing the UGA map boundaries that would include Crescent Valley and the East/West corridor destination within the UGA.

Rose Borrowman - 11205 Crescent Valley Drive. Ms. Borrowman said she was just outside the target area. She presented a descriptive reading about how development was destroying our natural habitat. She ended by urging that the Crescent Valley area be left as is.

Sally Lodholm - 10221 Crescent Valley. Ms. Lodholm said her family had restored a historic home in the Crescent Valley and stated there had been little change in the area over the past 20 years. She added it is a special place, and presented Council with petitions signed by the area residents asking Crescent Valley be removed from the UGA.

Doug Peterson - 2118 Lybecker Drive. Mr. Peterson was interested in the difference in sewer hook-up charges for people outside the UGA in East Gig Harbor. He asked for more consideration in regards to Crescent Valley and East Gig Harbor before finalizing the plan.

David Cunningham - PO Box 1780 Poulsbo. Mr. Cunningham spoke representing Pope Resources, who owns property in the Gig Harbor North area. He pointed out several concerns in the Comprehensive Plan pertaining to impact fees, affordable housing, and the legality of some of the language in the Comp Plan.

Gwen Ash - 8417 24th Ave. NW. Ms. Ash passed out a letter and map showing the 27 acres she and her husband own in East Gig Harbor. She says she feel that this area should be reincluded in the UGA because the surrounding proposed developments and existing development are currently urban in density.

Lee Golston - 3509 A St. NW. Ms. Golston stated she felt concurrency must be met before further development occurs.

Dename Wessels - 7112 106th St. NW. Ms. Wessels was representing the Tacoma Bikers Club. She asked Council to please take into account PNA's request to keep Crescent Valley Drive rural.

John Morrison - 10037 50th Ct. Mr. Morrison is the Development Manager for Canterwood and said he was flabbergasted when he found out that Canterwood had been excluded from the Urban Growth Area. He asked that it made sense to be included in the UGA as it was already developed.

Julie Skorniakoff - 3803 Harborview Drive. Ms. Skorniakoff said she was pleased with the language of the Comp Plan in regards to design review. She said she was concerned with Gig Harbor becoming just another "Any City Anywhere" and said she would like to see the city reduce even further the UGA. She also stated her concerns with concurrency.

Kirk Kirkland - 3114 No. Alder, Tacoma. Mr. Kirkland was representing the Tacoma Audubon Society and stated the members were interested in the Urban Growth Plan. He applauded the efforts to downsize the UGA and added their concerns with the existing aquifer and its ability to support further development. He asked for preservation of open space and the small town character.

Frank Mullen - 152 Raft Island. Mr. Mullen gave a description of development where he had moved from. He added he was impressed with the goals of the Comp Plan. He supported a compact UGA, and exclusion of Crescent Valley, and was in favor of concurrency and controlling urban sprawl.

Jim Edgar - 1309 Aqua Vista Drive. Mr. Edgar encouraged the Council to practice restraint in the UGA. He added the existing infrastructure was already strained. He asked that the concept of concurrency be adopted.

Jim Clifford - 7506 Soundview Drive. Mr. Clifford stated the concurrency issue was central. He stated concern over the population targets and that historical preservation had been swept into design review. He added he felt there were too many political undertones in the boundary changes.

Lois Hartwig - 3423 47th St. Ct. NW. Ms. Hartwig spoke representing Citizens Against Litter. She said CAL wants to protect the scenic beauty of the SR16 corridor and urged strong buffering and architectural review standards.

Wade Perrow - 9119 N. Harborview Drive. Mr. Perrow said he agreed with Tom Morfee and the gentleman from the Audubon Society on two issues, preservation of the area creeks, and the backup on the Narrows Bridge. He added that Gig Harbor was a bedroom community with no employment base and asked that the mixed use classification be changed to Employment Center. Ray Gilmore said that change had been included in the latest revision.

Mayor Wilbert closed the public hearing portion of this item at 8:45 p.m.

After discussion, Council directed Ray Gilmore to make the preliminary changes to the UGA map to exclude the Crescent Valley area and include Canterwood and East Gig Harbor. He was directed to contact Pierce County and let them know of the pending changes before their finalization on the 28th of November. Council and Staff agreed to finalize the changes at the Budget Workshop meeting scheduled on the 21st of November.

Ben Yazici addressed some of the concerns voiced by the public regarding transportation, sewer hookup fees, pedestrian and bicycle paths, and water.

Ray Gilmore said they needed to identify and add more capital facilities data as there were inadequacies pointed out by legal counsel.

1995 Proposed Budget. Mayor Wilbert opened the public hearing on this item at 9:04. Tom Enlow introduced the Proposed Budget. There were no comments from the audience so the public hearing portion of this item was closed at 9:05.

CALL TO ORDER: 9:06 p.m.

APPROVAL OF MINUTES:

MOTION: Move approval of the minutes of the October 24, 1994 meeting as presented.
Picinich/Markovich - unanimously approved.

PROCLAMATIONS:

Mayor Wilbert briefly presented two proclamations. The first was proclaiming American Education Week, which commended the education system in Gig Harbor. The second was requested by D.E.C.A. and announced Free Enterprise Week.

OLD BUSINESS:

1. Second Reading - Budget Amendment Ordinance. Tom Enlow presented the second reading of this ordinance responding to changes in last year's budget.

MOTION: Move approval of Ordinance No. 682 amending the 1994 budget.
Markovich/Ekberg - unanimously approved.

2. Second Reading - '95 Property Tax Ordinance. Tom Enlow explained that Pierce County recommended requesting well over the amount expected to be received and how he derived at the final figure.

MOTION: Move approval of Ordinance No. 683 adopting the 1995 tax levy.
Markovich/Picinich - unanimously approved.

NEW BUSINESS:

1. Insurance Report from Bratrud Middleton - Steve Feltus. Mark Hoppen introduced Steve Feltus and Jim McDonald from AWC. Mr. Feltus explained he had worked with Mr. McDonald in coverage comparisons and both gentlemen answered questions regarding the coverages.

MOTION: Move we authorize Bratrud Middleton to utilize the Prizm Plan as proposed.
Ekberg/Stevens Taylor - three voted in favor. Markovich and Picinich voting against.

2. Hearing Examiner's Recommendation - Rezone, Site Plan, Shoreline Permit - Coulter. Mayor Wilbert asked if any Councilmembers wished to reveal any ex parte oral or written communications on this matter, or to disclose any potential appearance of fairness issues, or if any member of the audience had any appearance of fairness challenges to any of the Councilmembers or Mayor. Councilman Platt stated he had spoken to Steven Luengen, owner of Peninsula Yacht Basin, regarding parking issues several years ago. There was no response from the audience to this query. Steve Osguthorpe briefly explained the request for a rezone, site plan, and shoreline permit for a parcel located at 9005 Franklin Avenue.

MOTION: Move approval of Resolution No. 433 for approval of a condominium site plan contingent upon a rezone.
Picinich/Markovich - unanimously approved.

MOTION: Move approval of Resolution No. 434 for approval of a shoreline substantial development permit for a parcel located at 9009 Franklin Avenue.
Markovich/Picinich - unanimously approved.

3. Harbormaster Lane Utility Easement Width Reduction. Ben Yazici presented this request to reduce the easement width in return for overlaying the road with asphalt.

MOTION: Move to authorize the Public Works Director to sign the necessary easement

documents for reducing the City owned, 60 ft. wide utility easement width to 30 ft. on Harbormaster Lane.

Platt/Stevens Taylor - unanimously approved.

4. Hearing Examiner's Recommendation - City of Gig Harbor Public Works (SDP94-02). Mayor Wilbert asked if any Councilmembers wished to reveal any ex parte oral or written communications on this matter, or to disclose any potential appearance of fairness issues, or if any member of the audience had any appearance of fairness challenges to any of the Councilmembers or Mayor. There was no response to this query. Ray Gilmore presented this resolution approving the Hearing Examiner's recommendation for the conditional approval of a shoreline permit application for the City Department of Public Works to expand the transient moorage dock at Jerisich Park.

MOTION: Move approval of Resolution No. 435 adopting the findings and conclusions of the Hearing Examiner, and subject to the three conditions stated.
Markovich/Picinich - unanimously approved.

5. Sewer Extension Request - Hific Center, James Pasin. Mark Hoppen introduced this request from the owner of the Hific Center, for six ERUs of sewer capacity for property located within ULID #2.

MOTION: Move approval of a contract with Mr. Pasin for six ERUs.
Markovich/Stevens Taylor - unanimously approved.

6. First Reading - 1995 Proposed Budget Ordinance. Tom Enlow presented the first reading of this Ordinance. A worksession for Council and Staff is scheduled for November 21st to work on the budget before it comes back for its second reading.

7. Superior Court Juror Pre-screening Contract. Mark Hoppen explained the need for a Juror Provision Contract due to the change taking place January 1, 1995 when Superior Court Jury Administration will be requiring reimbursement.

MOTION: Move we authorize the Mayor to sign the agreement as presented.
Ekberg/Markovich - unanimously approved.

8. Allied Credit Company Contract. Mark Hoppen presented this contract for collection of court fines and answered questions.

MOTION: Move we authorize the Mayor to sign the agreement with Allied Credit Company.
Ekberg/Platt - unanimously approved.

9. Amendment to Public Works Standards. Ben Yazici presented this resolution amending the Public Works Standards to exclude certain city streets from the curb, gutter, and sidewalk requirements due to their location.

MOTION: Move we adopt Resolution No. 436 exempting the thirteen listed streets from the curb, gutter, and sidewalk requirements of the Public Works Standards. Ekberg/Stevens Taylor - unanimously approved.

10. Resolution Authorizing the P.W. Director to Approve Construction Change Orders. Ben Yazici presented this request to modify the job description for the Public Works Director to prevent delays in construction due to change orders.

MOTION: Move to approve Resolution No. 437 amending the job description for the Public Works Director to authorize approval of construction change orders up to 0.15% of the total construction contract amount. Picinich/Platt - unanimously approved.

11. Transportation Improvement Board Grant. Ben Yazici announced that the request for the Harborview Drive project grant had been approved in the amount of \$2,699.

MOTION: Move to authorize the Mayor to sign the TIA Project Agreement for the City to receive \$2,699 in grant money. Stevens Taylor/Platt - unanimously approved.

12. Modifications to the Right-of-Way Ordinance. Ben Yazici presented the first reading of this ordinance modifying the existing Right-of-Way Ordinance to limit the permit requirements to fences, scaffolding or objects for commercial uses.

Dick Allen - 3603 N. Harborview Drive. Mr. Allen said he had received a copy of the ordinance revision and that it answered some of his concerns. He questioned the fairness of assessing people with existing fences in the right-of-way for fifty dollars. Councilmembers and Staff spoke to his concerns.

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

13. Special Occasion Liquor Licenses - Para Transit, Active Construction, Peninsula Light, and Gig Harbor Fishermen. No action taken.

COUNCIL COMMENTS: None.

ANNOUNCEMENT OF OTHER MEETINGS:

Budget Worksession - November 21, 1994 - 7:00 p.m.

APPROVAL OF BILLS:

MOTION: Move approval of warrants #13105 through #13243 in the amount of \$134,966.16.
Platt/Ekberg - unanimously approved.

APPROVAL OF PAYROLL:

MOTION: Move approval of payroll warrants #10392 through #10502 in the amount of \$161,226.63.
Platt/Ekberg - unanimously approved.

EXECUTIVE SESSION: Negotiation Matters and Property Acquisition.

MOTION: Move we go into Executive Session to discuss Negotiation Matters and Property Acquisition at 10:45 p.m.
Platt/Markovich - unanimously approved.

MOTION: Move we return to regular session at 11:45.
Markovich/Picinich - unanimously approved.

ADJOURN:

MOTION: Move to adjourn at 11:45 p.m.
Platt/Picinich - unanimously approved.

Cassette recorder utilized.
Tape 367 Side B 322 - end.
Tape 368 - Both Sides.
Tape 369 - Both Sides.
Tape 370 - Both Sides.
Tape 371 Side A 000 - 337.

Mayor

City Administrator



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: TOM ENLOW
SUBJECT: 1995 BUDGET ORDINANCE
DATE: NOVEMBER 23, 1994

INTRODUCTION

This is the second reading of the 1995 budget ordinance.

BACKGROUND

This ordinance reflects the financial aspects of the goals and objectives described in the preliminary budget document.

The total 1995 budget of \$13,421,448 is \$3,093,898 (30%) higher than the original 1994 budget and \$2,378,101 (15%) lower than the amended 1994 budget.

Significant non-recurring items in the budget include:

- \$1,900,000 for the wastewater treatment plant expansion, partially funded by an \$890,851 low interest State Revolving Fund loan;
- \$1,328,000 for improvements to North Harborview and Harborview Drives, primarily funded by federal and state grants and;
- \$1,090,000 for Kimball Drive improvements, primarily funded by federal and state grants with other agency and business participation.
- \$750,000 for a facility and property for mixing biosolids;

Changes recommended at the workshop last Monday night and incorporated into the budget include:

- A decrease of \$28,722 in General Fund Non-Departmental to reflect our decreased insurance costs and;
- Establish a new Park Acquisition Fund with a \$50,000 transfer from General Fund Non-Departmental to accumulate resources for the purchase of property for parks.

RECOMMENDATION

Staff recommends adoption of the ordinance.

CITY OF GIG HARBOR

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE BUDGET FOR THE CITY OF GIG HARBOR, WASHINGTON, FOR THE 1995 FISCAL YEAR.

WHEREAS, the Mayor of the City of Gig Harbor, Washington completed and placed on file with the city administrator/clerk a proposed budget and estimate of the amount of the moneys required to meet the public expenses, bond retirement and interest, reserve funds and expenses of government of said city for the 1995 fiscal year, and a notice was published that the Gig Harbor City Council would meet on November 14 and November 28, 1994 at 7:00 p.m., in the Council Chambers in the City Hall for the purpose of making and adopting a budget for 1995 and giving taxpayers an opportunity to be heard on the budget; and

WHEREAS, the said city council did meet at the established time and place and did consider the matter of the 1995 proposed budget; and

WHEREAS, the 1995 proposed budget does not exceed the lawful limit of taxation allowed by law to be levied on the property within the City of Gig Harbor for the purposes set forth in the budget, and the estimated expenditures set forth in the budget being all necessary to carry on the government of Gig Harbor for 1995 and being sufficient to meet the various needs of Gig Harbor during 1995.

NOW, THEREFORE, the City Council of the City of Gig Harbor **DO ORDAIN** as follows:

Section 1. The budget for the City of Gig Harbor, Washington, for the year 1995 is hereby adopted in its final form and content.

Section 2. Estimated resources, including beginning cash balances for each separate fund of the City of Gig Harbor, and aggregate total for all funds combined, for the year 1995 are set forth in summary form below, and are hereby appropriated for expenditure during the year 1995 as set forth below:

**CITY OF GIG HARBOR
1995 BUDGET APPROPRIATIONS**

<u>FUND / DEPARTMENT</u>	<u>AMOUNT</u>
001 GENERAL GOVERNMENT	
01 NON-DEPARTMENTAL	\$509,581
02 LEGISLATIVE	16,500
03 MUNICIPAL COURT	200,366
04 ADMINISTRATIVE/FINANCIAL	297,360
06 POLICE	789,655
14 COMMUNITY DEVELOPMENT	244,320
15 PARKS AND RECREATION	370,078
16 BUILDING	52,650
19 ENDING FUND BALANCE	<u>469,849</u>
001 TOTAL GENERAL FUND	2,950,359
101 STREET FUND	2,879,086
105 DRUG INVESTIGATION FUND	15,000
107 HOTEL-MOTEL FUND	2,200
109 PARK ACQUISITION FUND	52,000
200 '78 GO BONDS - FIRE	17,900
201 '75 GO BONDS - SEWER	41,625
203 '87 GO BONDS - SEWER CONSTRUCTION	618,000
208 '91 GO BONDS - SOUNDVIEW DRIVE	99,500
301 GENERAL GOVT. CAPITAL ASSETS	400,000
305 GENERAL GOVT. CAPITAL IMPROVEMENT	207,000
401 WATER OPERATING	628,645
402 SEWER OPERATING	958,790
407 UTILITY RESERVE	445,000
408 UTILITY BOND REDEMPTION FUND	653,000
410 SEWER CAPITAL CONSTRUCTION	3,000,851
411 STORM SEWER OPERATING	169,395
413 ADV. REFUNDING BOND REDEMPTION	76,147
420 WATER CAPITAL ASSETS	203,000
605 LIGHTHOUSE MAINTENANCE TRUST	<u>3,950</u>
TOTAL ALL FUNDS	<u>\$13,421,448</u>

1995 Budget Ordinance

Page 3

Section 3. There is hereby created and established a new fund to be known as the "Park Acquisition Fund" for the purpose of accumulating resources for the acquisition of property for parks.

Section 4. Attachment "A" is adopted as the 1995 personnel salary schedule.

Section 5. The city administrator/clerk is directed to transmit a certified copy of the 1995 budget hereby adopted to the Division of Municipal Corporations in the Office of the State Auditor and to the Association of Washington Cities.

Section 6. This ordinance shall be in force and take effect five(5) days after its publication according to law.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council held on this 28nd day of November, 1994.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark Hoppen
City Administrator/Clerk

Filed with city clerk: 11/7/94
Passed by the city council:
Date published:
Date effective:

ATTACHMENT "A"
1995 SALARY SCHEDULE

<u>POSITION</u>	<u>RANGE</u>	
	<u>Minimum</u>	<u>Maximum</u>
City Administrator	\$4,564	\$5,706
Public Works Director	4,087	5,109
Chief of Police	3,867	4,833
Planning Director	3,603	4,503
Finance Director	3,476	4,344
Police Lieutenant	3,321	4,152
Police Sergeant	2,969	3,713
Public Works Supervisor	3,196	3,995
Sewer Plant Supervisor	3,059	3,823
Fire Marshal/Building Official	*2,830	*3,538
Construction Inspector	*2,565	*3,206
Associate Planner	*2,559	*3,199
Police Officer	*2,491	*3,114
Sewer Plant Operator	*2,526	*3,158
Equipment Operator	*2,500	*3,125
Maintenance Worker	*2,340	*2,925
Engineering Technician	*2,281	*2,851
Administrative Assistant	2,287	2,859
Court Administrator	*2,132	*2,665
Laborer	*1,982	*2,477
Court Clerk	*1,933	*2,416
Police Clerk	*1,854	*2,318
Accounting Clerk	*1,943	*2,429
Utility Clerk	*1,943	*2,429
Office Clerk	*1,685	*2,106
Assistant Municipal Court Clerk	*1,750	*2,187
Administrative Receptionist	*1,639	*2,049

Note: Salaries marked with "*" are under negotiation and have not yet been adjusted for 1995.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS *BY*
SUBJECT: AMENDMENT TO RIGHT-OF-WAY USE ORDINANCE
DATE: NOVEMBER 21, 1994

Please find attached the memorandum submitted at the last council meeting for the amendment of the right-of-way use ordinance.

This attached is submitted for the second reading at next council meeting, November 28th.



City of Gig Harbor. The "Maritime City."

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(206) 851-8136

TO: MAYOR WILBERT AND CITY COUNCIL
FROM: BEN YAZICI, DIRECTOR OF PUBLIC WORKS *BY*
SUBJECT: AMENDMENT TO RIGHT-OF-WAY USE ORDINANCE
DATE: NOVEMBER 9, 1994

INTRODUCTION

The Public Works Department has started implementing the right-of-way use ordinance. We sent letters to affected property owners and requested them to obtain a permit. We have had an overwhelming, negative response from the property owners due to this ordinance. We shared these comments with the Public Works Committee. The Committee reached an agreement to amend the ordinance.

The purpose of this memorandum is to review the proposed amendment to the Ordinance and obtain your approval for the amendment at the second reading of the ordinance.

BACKGROUND/ISSUES

The Council passed the right-of-way use ordinance in October 1993. Since then we have issued approximately 10 permits for fences and commercial use of the right-of-way. Last month we started listing all properties on arterial streets that are affected by this ordinance. Our intention was to address the arterial streets first, then to focus on local access streets.

We sent letters to approximately fifty property owners and asked them to obtain a permit from the City. Property owners that have retaining walls on the City right-of-way complained about the fact that their retaining walls benefit the City as much as their own property. Their argument is that if they remove their retaining walls, the City would then have to build another to retain dirt and prevent objects from rolling into traffic lanes.

The Public Works Committee met on this issue and were in agreement that the original intent of the ordinance was to regulate fences and the use of public right-of-way for commercial purposes. We have modified the ordinance to reflect that original intent.

FISCAL IMPACT

Amending the existing right-of-way use ordinance has no financial impact on the City.

RECOMMENDATION

Staff recommends a Council motion to approve the attached ordinance which amends the existing right-of-way use ordinance to limit the right of use permit requirement to fences, scaffolding or objects for commercial uses at its second reading.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING ORDINANCE NO. 653 ESTABLISHING A PROCEDURE FOR APPLICATION AND ISSUANCE OF RIGHT-OF-WAY USE PERMITS.

WHEREAS, Ordinance No. 653 was adopted to established a procedure for issuance of right-of-way use permits; and

WHEREAS, Section 12.02.010 Permit Required of this Ordinance required a right-of-way permit for property owners with existing retaining walls constructed to preserve and protect the city right-of-way as well as private properties; and

WHEREAS, this portion of the ordinance is found to place an unnecessary burden upon certain property owners;

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

Section 1. Language in the City of Gig Harbor Municipal Code, Section 12.02.010, is hereby amended to read as follows:

12.02.010 Permit Required. No person shall use any public right-of-way, street, sidewalk, or other public place without a right-of-way use permit. The term "use" means to construct, erect, ~~place or~~ maintain in, on, over or under any public right-of-way, street, sidewalk or other similar public place, any ~~building, fence, retaining wall, structure,~~ and scaffolding for ~~residential and commercial uses, or objects for commercial uses. in such a way as to obstruct a public parking strip, sidewalk, street or right-of-way within the City.~~

Section 2. This ordinance shall take effect and be in full force five days after publication.

Gretchen A. Wilbert, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

BY: _____

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with City Clerk: 11/09/94
Passed by City Council:
Date Published:
Date Effective:



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: MAYOR WILBERT, CITY COUNCIL
FROM: MARK HOPPEN, CITY ADMINISTRATOR *MH*
SUBJECT: PROPOSED CHANGE IN THE CITY'S HARBOR CODE / SEAPLANES
DATE: NOVEMBER 17, 1994

INFORMATION/BACKGROUND

Currently, the city's harbor code, GHMC Chapter 8.24.160 Ordinance 671 (1994), states

Within the waters of the city's harbor, it shall be unlawful for any person to operate any aircraft, or to take off or land any aircraft on such waters, except in emergency situations.

This language was adopted into ordinance for the health, safety, and welfare of Gig Harbor residents. For years, seaplanes have landed safely on Gig Harbor Bay. Given the current influx of boaters, however, the question of safety and the conflict of uses between seaplanes and both anchored and moving boaters is obviously an increasingly significant issue. Since the implementation of the ordinance, seaplane users have expressed on-going concern over a lack of access to harbor waters. Eventually, after several interactions, seaplane officials from various organizations met with Mayor Wilbert, City Administrator Mark Hoppen, and Legal Counsel Carol Morris, in an attempt to reach a consensus on a safe and reasonable means for seaplanes to reach moorage within the city's jurisdiction without danger to boaters and others.

POLICY CONSIDERATIONS

Despite the seaplane community's stance that the City of Gig Harbor is pre-empted under federal law from regulating seaplane operations, it is the city's position that the city retains the police power to regulate landing/takeoff sites. The issue at hand, however, is one of safety. A possible safe alternative for seaplane use is recommended in the attached ordinance. Essentially, this alternative provides for landing outside Gig Harbor Bay and for seaplane use of city waters to taxi to moorage. Also, in light of dangerous conditions outside the bay, seaplanes would be able to land on the bay with 200 feet of lateral separation.

The recommended ordinance, approved by Counsel, meets the stated needs of the Seaplane Pilot's Association, which has agreed to disseminate these restrictions in both the SPA newsletter and the Washington State Seaplane Pilots Guide. It also has the support of Washington State Department of Transportation Aeronautics Division (Brubaker letter).

RECOMMENDATION

Staff recommends approval of the ordinance as presented.



**Washington State
Department of Transportation**

Sid Morrison
Secretary of Transportation



Aeronautics Division
King County Intl Airport / Boeing Field
8000 East Marginal Way South
Seattle, WA 98108-4024

(206) 764-4131 / 1-800-462-6667
Fax (206) 764-4001

October 17, 1994

Mr. G. R. Hamilton, Vice President
Seaplane Pilots Association
P.O. Box 1610
Vashon Island, WA 98070

Dear Mr. Hamilton:

Thank you for agreeing to serve on the Statewide Advisory Group. It's important to me to have the Seaplane Pilots Association represented, and you're right...you're an advocate for the Seaplane folks and that's why you're on the board.

On the matter of the Gig Harbor Ordinance, I think your proposal is "right on"! It's not only a good compromise, its reasonable as well. If there is anything I can do in support of the proposal, let me know. In the meantime I have included a letter to the city that you may present on my behalf.

I look forward to working with you on behalf of both our constituencies.

Sincerely,

BILL BRUBAKER
Director for Aviation

BB:ls (gig)
enclosure

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO THE HARBOR CODE, ADDRESSING THE MANNER IN WHICH SEAPLANES MAY TAKE-OFF, LAND AND OPERATE IN OR OVER THE WATERS OF THE CITY'S HARBOR, AMENDING GIG HARBOR MUNICIPAL CODE SECTIONS 8.24.140 AND 8.24.160.

WHEREAS, the City's Harbor Code currently prohibits seaplanes from landing, taking off and operating in or over the waters of the City's Harbor; and

WHEREAS, the Seaplane Pilots Association and other groups of seaplane operators have demonstrated to the Council that the City of Gig Harbor's seaplane safety concerns can be adequately addressed; and the Council is willing to make appropriate changes to the Harbor Code to allow seaplane take-offs, landings and operation in the waters of the City's Harbor, under certain limited circumstances; now, therefore,

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

Section 1. Section 8.24.140 of the Gig Harbor Municipal Code is hereby amended to read as follows:

8.24.140 Speed regulations.

Within the waters of the city's harbor, it shall be unlawful for any person to operate a vessel or to taxi a seaplane at a speed in excess of four nautical miles per hour. Nothing in this section shall be construed as exempting any person from liability caused by wake action from operation of any vessel in the city's harbor.

Section 2. Section 8.24.160 of the Gig Harbor Municipal Code is hereby amended to read as follows:

8.24.160 Seaplanes. (~~Aircraft Prohibited~~)

Under normal conditions, seaplane takeoffs and landings shall not occur within the City's harbor. Seaplane operators are encouraged to takeoff and land in the area outside the mouth of Gig Harbor, and may taxi the seaplane into the City's harbor. However, takeoffs and landings in the City's harbor shall be allowed if, in the individual pilot's discretion, conditions outside the mouth of Gig Harbor are dangerous, and the pilot can maintain a minimum

of 200 feet of lateral separation between the seaplane and other underway vessels, while operating on the water. (Within the waters of the city's harbor, it shall be unlawful for any person to operate any aircraft, or to take off or land any aircraft on such waters, except in emergency situations.)

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 take effect and be in full force five (5) days after publication of an approved summary consisting of the title.

APPROVED:

MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

CITY ADMINISTRATOR, MARK HOPPEN

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY _____

FILED WITH THE CITY CLERK: 11/22/94
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 _____, 1994, 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 THE HARBOR CODE, ADDRESSING THE MANNER IN WHICH SEAPLANES MAY TAKE-OFF, LAND AND OPERATE IN OR OVER THE WATERS OF THE CITY'S HARBOR, AMENDING GIG HARBOR MUNICIPAL CODE SECTIONS 8.24.140 AND 8.24.160.

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

DATED this ____ day of _____, 1994.


CITY ADMINISTRATOR, MARK HOPPEN



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: Mayor Wilbert and City Council

FROM:  Ray Gilmore

DATE: November 23, 1994

SUBJ: Revised Comprehensive Plan - Response to Comments Received from Final Public Hearing; Recommendation on Adoption of Comprehensive Plan; Ordinance/Findings and Conclusions for the Adoption of the Comprehensive Plan - First and Final Reading.

I have attached a summary and analysis of the comments received at the last public hearing of the revised comprehensive plan. The majority of comments received related to the UGA and the predominant request was to delete Crescent Valley from the UGA. Based upon Council discussion following the hearing on November 14, a revised UGA was developed by staff and forwarded to Pierce County staff for consideration. The revised UGA excludes Crescent Valley and "reincludes" Canterwood (up to 136th Street NW) and a portion of East Gig Harbor.

Comprehensive Plan Text

Based upon comments received at the last meeting and later discussion with legal counsel, staff is recommending that the language on page 56 (Goal 1b) regarding impact fees and affordable housing. A draft of the proposed change is attached.

Also, our legal counsel advised us at the last hearing that if we desire to adopt an impact fee schedule ordinance, we must comply with the requirements of RCW 82.02.050. This would require us to include in the Capital Facilities element the current deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time, the additional demands placed on existing public facilities by new developments and the additional public facility improvements required to serve new development.

Land Use Map Adjustment

At the November 14th meeting, staff presented two minor adjustments to the land use map. One change applies to several small parcels adjacent to the Corrections Facility. These parcels are shown as "Public Institutional" and, in keeping with the intent to maintain an employment center where there are few environmental constraints, staff recommends that these parcels be redesignated to "Employment". The second change involves amending approximately 8 acres east of and adjacent to SR-16 immediately north of Rosedale Street from low density residential to medium density residential. This is in keeping with the original intent to allow limited business and professional offices where residential is also permitted.

Based upon recent correspondence received from Mr. Darryl Hedman, a parcel has been incorrectly shown as commercial. Mr. Hedman's property is just to the north of this 5 acre parcel. Council previously considered Mr. Hedman's request in August and granted a commercial designation for his ownership. The map received at that time did not clearly show the delineation and the 5 acre parcel adjacent to Olympic Drive was designated as commercial. That particular parcel has duplexes on it and a commercial designation would not be appropriate. Staff recommends that a residential medium be applied to that parcel. This is the same designation applied to the land immediately south of (across Olympic Drive NW) the parcel.

Mr. Wade Perrow stated that the TCC campus site on Hunt Street is on property which he owns and that he would prefer any designation other than public/institutional. Staff recommends that this area be designated as residential low density.

Staff Recommendation

Staff recommends the inclusion and adjustments to the plan and map as stated in this memo. An addendum to the final environmental impact statement which addresses the revised urban growth area was issued on November 23. This is the first and final reading of the ordinance for the adoption of the comprehensive plan, as provided for by Council Ordinance #678. Staff recommends adoption of the ordinance.

ORDINANCE No. _____

**AN ORDINANCE OF THE CITY OF GIG HARBOR CITY COUNCIL
ADOPTING A REVISED AND UPDATED CITY OF GIG HARBOR
COMPREHENSIVE PLAN IN COMPLIANCE WITH THE STATE OF
WASHINGTON GROWTH MANAGEMENT ACT.**

The City of Gig Harbor City Council enters the following Findings of Fact relating to the revised City of Gig Harbor Comprehensive Plan:

Findings of Fact

WHEREAS, the State legislature did find in 1990 that uncoordinated and unplanned growth together with a lack of common goals toward land conservation, pose a threat to the environment to the public health, safety and welfare and to sustainable economic development.

WHEREAS, the State of Washington adopted the Growth Management Act of 1990 which requires that all counties and municipalities within those counties which have experienced a growth of greater than ten percent between 1980 and 1990 to prepare comprehensive plans

WHEREAS, since the last update and revision of the Comprehensive Plan in 1986, the City of Gig Harbor has experienced a relatively high growth rate, as has the rest of the Puget Sound region.

WHEREAS, with a 1992 population of 3600 (Washington State Office of Financial Management), the City has grown by an annual average rate of 6.1% between 1986 and 1992, which includes in-migration and annexations. The growth rate has moderated between 1989 and 1994 to a rate of 3.5% per year.

WHEREAS, the Comprehensive Plan includes an urban growth area of approximately 5,800 acres, inclusive of the City's current 1205 acres.

WHEREAS, the urban growth area was initially adopted by the City Council as an urban planning area prior to the adoption of the Growth Management Act in 1990 and was modified by the Planning Commission and Council in April of 1992 and submitted to Pierce County as the preferred Interim Urban Growth Area pursuant to the Growth Management Act.

WHEREAS, the Interim Urban Growth Area adopted by the City Council in April of 1992 serves as the basis for the urban planning area considered by the City of Gig Harbor Planning Commission.

WHEREAS, the City of Gig Harbor, in an independent analysis of population trends and projections prepared by Consoeur/Townsend and Associates, determined that the City and its proposed urban growth area would grow to 20273 by the year 2010 (City of Gig Harbor Comprehensive Sewer Plan, September 1993). This represents a projected increase of 114% over the twenty year period from 1990 - 2000, or approximately 5.7% per year average.

WHEREAS, the Pierce County Regional Council, in conjunction with the Puget Sound Regional Council using the Pierce County twenty-year population forecast from the State Office of Financial Management, has projected an official population of 16870 for the urban growth area, inclusive of the current city limit, to the year 2014. This represents an increase of 58% over the next twenty years, or approximately 2.9% per year average.

WHEREAS, the Planning Commission did convene a special public meeting on December 8 of 1992 to conduct an urban design visioning forum to survey the community's preferences on a variety of community land use and design issues.

WHEREAS, public notice on the urban design visioning forum was provided in November of 1992 by mail to owners of real property of record as established by the Pierce County Assessor Real Property Assessment rolls for the City of Gig Harbor.

WHEREAS, the tabulated results of the City of Gig Harbor Urban Design Visioning Project of December of 1992 has been utilized by the Planning Commission as a guide in the development of the City of Gig Harbor's Comprehensive Plan Update.

WHEREAS, the City Planning Commission has conducted 28 public meetings over a two-year period at Gig Harbor City Hall in the development of the revised and updated Comprehensive Plan, which includes 2 "open house" public meetings and 2 public hearings.

WHEREAS, prior to the "open house" public meetings in April of 1994, a public notice was mailed to all utility rate payers and owners of real property within the City of Gig Harbor and those properties outside of the City but within the urban planning area which receive city utility services.

WHEREAS, public notice was also provided by publication of a legal notice in the official gazette, *The Peninsula Gateway*, in the April 6 "Public Meetings Calendar", by legal notice in the May 13 and 25 editions and by legal notice in the July 6 and July 13 editions.

WHEREAS, public hearings on the draft revised comprehensive plan were conducted by the Planning Commission on May 31, 1994 and July 20, 1994 at 7:00pm in the Council Meeting at Gig Harbor City Hall.

WHEREAS, public hearing on the draft Transportation Plan was conducted by the

Planning Commission on April 19, 1994 at 7:00pm in Gig Harbor City Hall.

WHEREAS, testimony and comment on the revised comprehensive plan has been received by 13 citizens.

WHEREAS, the Planning Commission responded to each comment received and, where deemed reasonable, appropriate and within the public's health, safety and welfare, the comments were incorporated into the appropriate element of the revised comprehensive plan.

WHEREAS, the Comprehensive Plan submitted to the City Council consists of eleven elements, six of which are required by the Growth Management Act (Land use, Housing, Capital Facilities, Utilities, Transportation and Essential Public Facilities) and five of which are optional (Community Design, Economic Development, Environment, Shoreline Management and Parks and Recreation).

WHEREAS, a draft programmatic environmental impact statement which assesses the probable environmental impacts of the proposed plan (a moderate density scenario) and two plan alternatives (no-action and high density) was prepared and issued on August 17, 1994 for a thirty day review and comment period and a Final Environmental Impact Statement was issued on November 2, 1994.

WHEREAS, the Planning Commission conducted a final worksession on the Comprehensive Plan on August 9, 1994, at which meeting the Planning Commission did consider and adopt findings of fact and conclusions in support of the revised and updated City of Gig Harbor Comprehensive Plan.

WHEREAS, the Planning Staff has reviewed the draft plan respective to the Notice of Intent to Adopt checklist as required by the State Department of Trade, Economic and Community Development and finds that the plan meets the requirements established therein.

WHEREAS, the Planning Commission finds the plan consistent with the Pierce County Wide Planning Policies of June 30, 1992, and is consistent with the Puget Sound Multi-County Planning Policies.

WHEREAS, the City Council conducted public hearings on August 22, September 26 and November 14, 1994 on the revised Comprehensive Plan and a worksession with the City Planning Commission on September 20, 1994.

WHEREAS, based upon the three public hearings, the worksession with the Planning Commission and recommendations by staff on comments received from Pierce County and State Agencies, several adjustments were made to the Land Use map, inclusive of a revised Urban Growth Area (from 6830 acres to 5800 acres), and the text of the Comprehensive Plan.

Conclusions

The revised comprehensive plan reflects the community's vision of retaining the small town "village atmosphere" of the Gig Harbor Basin while responsibly planning for a variety of housing types and densities, employment opportunities, public facilities within the City and the urban growth area.

The urban growth area as proposed provides for sufficient land to accommodate the next twenty years of growth while minimizing constraints to market factors to promote affordability of land and housing.

The revised comprehensive plan will:

- Designate adequate land for the type of uses anticipated and planned to occur over the next 20 year planning period.

- Provide policy direction in establishing a variety of housing alternatives consistent with changing demographics, incomes and preferences.

- Identify ways to merge private development and public spaces into a visually cohesive and functional setting.

- Articulate the role of architecture in the community's identity.

- Provide direction on identifying and preserving the City's historic structures, character, and village-like atmosphere many residents and visitors find so appealing

- Assure that the zoning code and other appropriate development codes consider the contribution of both the natural and man-made elements on the overall visual quality of the City.

- Promote diverse economic opportunities for all citizens

- Ensure that economic growth remain within the capacities of the natural resources, public services and public facilities

- Allow for sufficient economic growth and development to ensure an appropriate balance of land uses which will produce a sound financial base for the community.

- Provide both the private and public sector with the information necessary to promote economic development while respecting the

constraints of the environment.

Preserve environmentally and visually sensitive areas by providing policy direction for development proposed within these areas.

Encourage development of the waterfront in a manner which respects its environmental constraints and historic resources

Promote coordination between the City and other utility and service providers.

Encourage conservation of resources by providing general policies on conversion to cost effective alternate technologies, providing innovative siting guidelines, and encourage residential subdivision which provide energy conservation features.

Facilitate provision of an adequate supply of high quality potable water and an adequate capacity of the city waste water treatment plant.

Identify suitable locations for essential public facilities which pose a minimal level of impact on the community.

Provide a six-year schedule of improvements which shall be the mechanism the City will use to base its timing, location, projected cost and revenue sources for the capital improvements identified for implementation in the other comprehensive plan elements.

Ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

4. The revised City of Gig Harbor Comprehensive Plan is consistent with the requirements of the State of Washington Growth Management Act and is in the public's health, safety, welfare and interest.

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

Section 1. The revised City of Gig Harbor Comprehensive Plan, which is attached as "Exhibit 1", is hereby adopted by the City of Gig Harbor.

Section 2. If any section, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or constitutionality shall not affect any other section, clause or phrase of this ordinance.

Section 3. This ordinance shall take effect and be in full force no later than five days after publication.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Approved as to form:
Office of the City Attorney:

Filed with City Clerk: November 23, 1994
Passed by City Council:
Date Published:
Date Effective:

**SUMMARY OF ORDINANCE NO.
of the City of Gig Harbor, Washington**

On the ____th day of _____ 1994, 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:

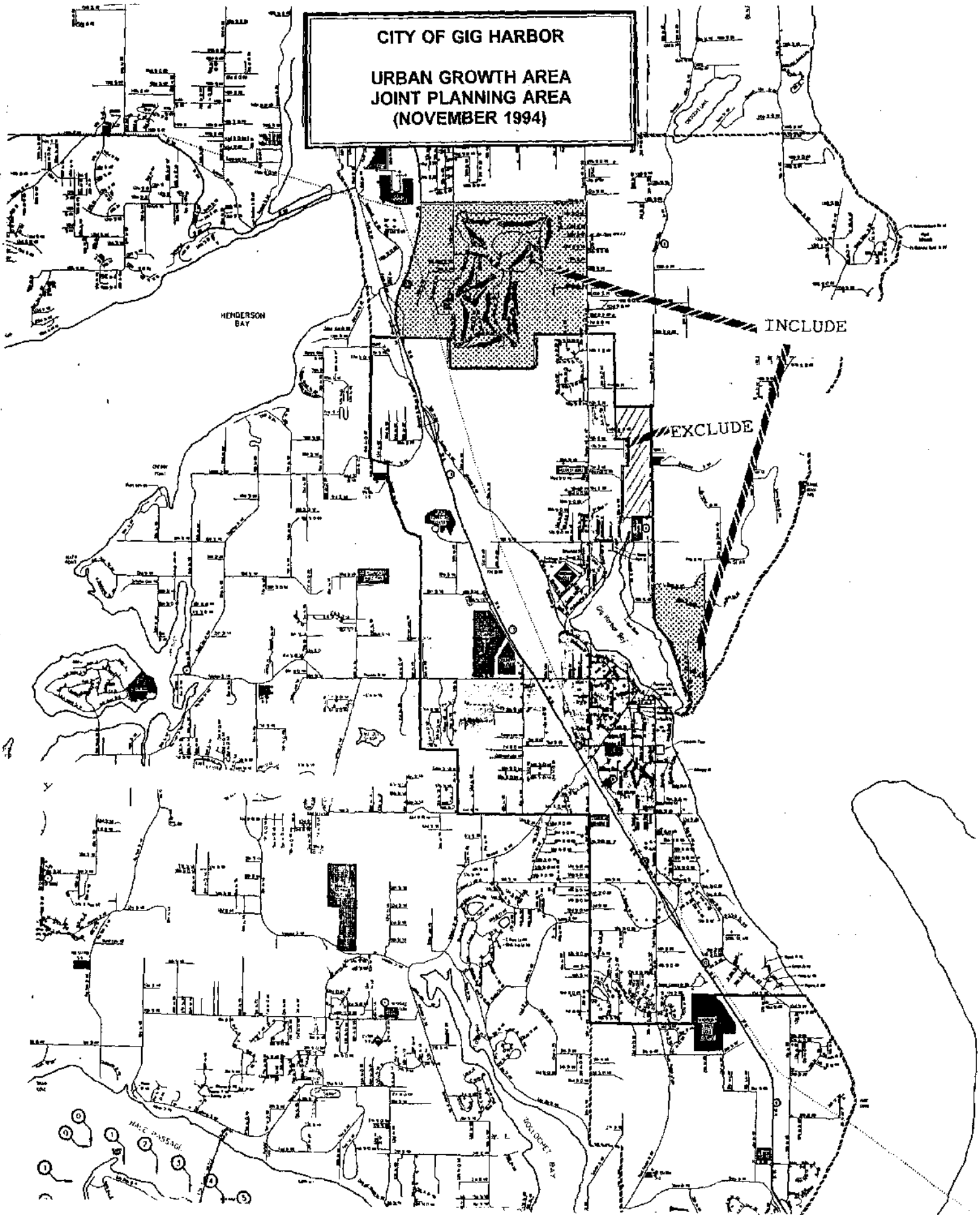
AN ORDINANCE OF THE CITY OF GIG HARBOR CITY COUNCIL ADOPTING A REVISED AND UPDATED CITY OF GIG HARBOR ADOPTING A REVISED AND UPDATED CITY OF GIG HARBOR COMPREHENSIVE PLAN IN COMPLIANCE WITH THE STATE OF WASHINGTON GROWTH MANAGEMENT ACT.

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

DATED this ____ day of ___, 1994

CITY ADMINISTRATOR, MARK HOPPEN

CITY OF GIG HARBOR
URBAN GROWTH AREA
JOINT PLANNING AREA
(NOVEMBER 1994)



Goal: Support County-wide fair share housing allocations.

1. Require fair share housing in new subdivisions or housing developments. Require new subdivisions or developments to provide a "fair-share" allocation of affordable housing within the subdivision or residential developments.
 - (a) Develop a per-lot formula which identifies the number of required affordable units within a subdivision or housing project.
 - (b) Assure that impact fees are assessed to ~~encourage support~~ affordable housing rather than hinder it. ~~(e.g., exact fees only from housing units costing more than three times the median value income and apply fees to development of infrastructure for new housing and redevelopment of existing affordable housing).~~
2. Allow flexible zoning standards. Consider flexible zoning standards which encourage innovative development of affordable housing units including the following:
 - (a) Housing units above or connected to commercial shops.
 - (b) Allowances for Single Room Occupancy (SRO) housing.
 - (c) Studio apartments
 - (d) Accessory apartments
 - (e) Parks for full sized and "efficiency" sized manufactured housing units.
3. Encourage conversions. Encourage the redevelopment of abandoned or blighted structures which could be converted to quality low-income or affordable housing.

The projected need for affordable housing units is greater than the City's total projected need. This is due, in part, to a pent up demand for affordable units by existing residents. The 1990 census identifies 312 cost burdened families within the City of Gig Harbor (see tables 3 & 4), indicating that more than half of the estimated fair share is for households already residing in City limits.

ADDRESSING HOUSING COSTS

Housing affordability is affected by a number of variables, many of which affect costs relating to the actual purchase of a house. These include land costs, material costs, labor, permit fees, the size of the structure, the design of the structure, infrastructure costs, and market influences. Housing affordability is further affected by after-purchase costs such as utilities, maintenance, taxes, homeowner's association fees

**REVIEW AND ANALYSIS OF COMMENTS RECEIVED TO DATE ON DRAFT
COMPREHENSIVE PLAN**

Reviewed /Addressed by Planning Commission/City Council - ✓

City Council Hearing of November 14, 1994	Council Action/Findings
Comment	Response
Tom Morfee, Peninsula Neighborhood Association - Submitted letter addressing Urban Growth Area, deletion of Crescent Valley from UGA, concurrency with State WSDOT, Commercial properties should not be granted "specific designations", not enough wildlife habitat protection (buffers), supports design review (Community Design element)	Crescent Valley should be considered for exclusion from the UGA ; concurrency is required under GMA and the mechanism will be a Concurrency Mgmt Ordinance; the city may provide land use designations outside of its UGA; the standards for buffers are set in the wetlands and critical areas ordinances.
Ed Lodham - Delete Crescent Valley from UGA	Acknowledged
Diane Marcus Jones - Delete Crescent Valley from UGA	Acknowledged
Larry Oathout - Delete Crescent Valley from UGA; extend UGA into East Gig Harbor next to Goodman	Acknowledged
Sally Lodham - very little developments in the valley; delete Crescent Valley from UGA	Acknowledged
Rose Bardham - delete Crescent Valley from UGA	Acknowledged
Doug Pederson - delete Crescent Valley from UGA; do not delete all of Easy Gig Harbor	Acknowledged
Dave Cunningham - supports concept of PCD (pgs 9 and 10); there is a 50% discrepancy between the 10% requirement of open space in PCD and the LOS for Parks/Open Space in Capital Facilities; impact fees cannot support affordable housing (ref. pages 53-55)	The open space allotment for PCD's and the standards in Capital Facilities are very close - one is based upon acres/population and the other is based upon area; staff acknowledges that impact fees cannot be used to "support" affordable housing and the use of the word support may not be appropriate
John Morrison - does not see the logic of deleting UGA from Canterwood which is substantially "built-out"	Adjust UGA to include Canterwood
Julie Skornikov - map causes great concerns; delete Crescent Valley from UGA	Acknowledged
Kurt Kirkland - speaking in behalf of the Audubon Society; reiterated comments expressed in letter to staff.	Audobon Society comments were responded to in Nov 14 staff report to Council
Frank Mullen - UGA should be as compact as possible; exclude Crescent Valley from UGA; supports SR-16 screening and architectural control	Acknowledged
Jim Clifford - supports concurrency; thinks that the Historical Preservation section of the Community Design Element is lacking; exclusion of Canterwood from UGA is ridiculous	Acknowledged; the Historical element is optional and the section referenced serves as a basis for the future development of historical preservation programs

**REVIEW AND ANALYSIS OF COMMENTS RECEIVED TO DATE ON DRAFT
COMPREHENSIVE PLAN**

Reviewed /Addressed by Planning Commission/City Council - ✓

Lois Hartwig - supports screening and buffering along SR-16	Acknowledged
Wade Perrow - supports for protecting Crescent and Donkey Creeks ; property on Hunt and 38th Street is not owned by Tacoma Community College, it is leased to them; prefer any designation other than Public-Institutional.	Acknowledged; the Hunt Street property should be designated as Residential Low, consistent with adjacent properties.

NW 1/4 SECTION 17, T. 21N., R. 2E.

1/4 COR. 8

564-6472

DARYL HEDMAN

P.O. Box 467

Big BLAIRBOR WISCA

98335

Hwy. 16

Proposed Change
to
Boundary

HEDMAN OWNERSHIP

SUBJECT PROPERTY

EXISTING IMPROVEMENTS

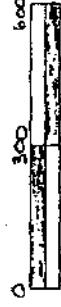
G.H. ①
 FEED AUTO BODY
 SHOP
 (UNDEVELOPED) ②
 RESTAURANT ③
 CUMMERBURY
 S. PLAT No. 8310210291

56TH STREET NW

INSURANCE
DIV.

OLYMPIA DR. NW

1/4 COR. 17
Sec. 17




SCALE 1" = 300'



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

TO: COUNCILMEMBERS
PENINSULA F.I.S.H.
PENINSULA GATEWAY
CHAMBER OF COMMERCE

FROM: GRETCHEN WILBERT, MAYOR 

DATE: NOVEMBER 22, 1994

RE: EMPLOYMENT SECURITY PUBLIC HEARING
KIMBALL FIRE STATION
NOVEMBER 30TH - 7:00 P.M.

"Changes" is the word of the day. Here is another opportunity for you to interact for change with the Employment Security Department. If you have any thoughts on this program, please plan to attend and give your input. They are planning to close offices in some areas to reduce costs. Efficiency, success in training and job availability should be our objectives. What are the best ways to accomplish these objectives? Your ideas need to be shared at this time.



STATE OF WASHINGTON
EMPLOYMENT SECURITY DEPARTMENT

November 17, 1994

RECEIVED

NOV 18 1994

CITY OF GIG HARBOR

Gretchen Wilbert, Mayor of Gig Harbor
3105 Judson Street
Gig Harbor, WA 98335

Dear Mayor Wilbert:

We want to provide the best possible employment and unemployment services to your community. To do that, we need your help.

On November 30, 1994, Employment Security Commissioner Vernon Stoner and I will be holding a community meeting at Fire Station #5 located at 6711 Kimball Drive in Gig Harbor, Washington. We would like to personally invite you to attend, and to encourage others you know to help us in this effort. The meeting is scheduled to start at 7:00 p.m.

While closing offices is one option, it is our priority to improve services to all our customers. In some cases, self-service technology has allowed us to do more than could have been done by simply adding staff. In other cases, partnerships with organizations to co-locate services in a community have also made a difference. In all cases, it is a matter of changing the way we do business. To do this requires an openness to change, and we are changing.

Your comments will help us get the most possible out of Washington's publicly owned and financed job placement and unemployment insurance system. You can make a difference in helping dislocated workers find new careers and new jobs, helping youths move from school to the workplace, and helping all of our employers and workers make the connections that will strengthen our economy.

If you have any questions, please do not hesitate to call me at 589-7329.

Sincerely,

Roberta Newell, Administrator
Lakewood Job Service Center

RN:dec



DENNIS RICHARDS
Chief of Police

City of Gig Harbor Police Dept.
3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-2236

GIG HARBOR POLICE DEPARTMENT

MONTHLY ACTIVITY REPORT

OCTOBER 1994

	OCT 1994	YTD 1994	YTD 1993	%chg to 1993
CALLS FOR SERVICE	<u>263</u>	<u>2774</u>	<u>2525</u>	+ <u>9</u>
CRIMINAL TRAFFIC	<u>16</u>	<u>192</u>	<u>241</u>	- <u>20</u>
TRAFFIC INFRACTIONS	<u>64</u>	<u>744</u>	<u>698</u>	+ <u>6</u>
DUI ARRESTS	<u>4</u>	<u>62</u>	<u>40</u>	+ <u>55</u>
FELONY ARRESTS	<u>4</u>	<u>60</u>	<u>53</u>	+ <u>13</u>
MISDEMEANOR ARRESTS	<u>7</u>	<u>180</u>	<u>109</u>	+ <u>65</u>
WARRANT ARRESTS	<u>4</u>	<u>60</u>	<u>68</u>	- <u>11</u>
CASE REPORTS	<u>59</u>	<u>679</u>	<u>626</u>	+ <u>8</u>