

GIG HARBOR CITY COUNCIL MEETING

MAY 24, 1993

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

**AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
MAY 24, 1993**

PUBLIC COMMENT/DISCUSSION:

CALL TO ORDER:

PUBLIC HEARING:

APPROVAL OF MINUTES:

CORRESPONDENCE:

Pierce County Auditor - Election Expenses

OLD BUSINESS:

1. Resolution, Findings & Conclusions - SDP 92-04; MacIntosh Barge & Navigation - Peter Darrah.
2. Emergency Management / Funding of Antennas.

NEW BUSINESS:

1. Hearing Examiner's Recommendation SDP93-01 - Dept. of Public Works.
2. Award of Diesel Generator contract.

DEPARTMENT DIRECTORS' REPORTS:

Ray Gilmore, Planning Director - Shoreline Master Program Draft.

MAYOR'S REPORT:

Population Growth and Emergency Preparedness.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Gig Harbor City Council / Pierce County Council Special Joint Meeting, Thursday, May 27th, 7:00 p.m. - Gig Harbor Council Chambers.
2. Shoreline Master Plan Public Hearing - Monday, June 14th Council Meeting.
3. P.C. Council; Resolutions #93, 95 & 96 - Populations, and Designated Urban Growth Areas - Tuesday, May 25th at 4 p.m. at County Council Chambers.

APPROVAL OF BILLS:

APPROVAL OF PAYROLL:

EXECUTIVE SESSION:

ADJOURN:

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cc: Steve h-

Jack Bujacich - 3607 Ross Avenue - Mr. Bujacich disputed the historical value of the buildings, added that parking is a problem, and said he felt the site plan should have gone back to the Hearing Examiner instead of being granted an extension. He said he was bothered by the fact no one seemed to know what is and is not permitted on the property.

Paul Gustafson - 8215 Dewstich - Mr. Gustafson speaks as a representative for Mr. Steven Hix

John Wallace said he was reluctant to give an opinion on the WAC's restriction on residences without researching further, as the city does not possess a full set of current WAC's. He further stated that it is a common technique to not impose penalties if permits are obtained to encourage a resolution of problems and would not constitute a "gift".

Public Hearing was closed at 10:00 p.m.

MOTION: Move that the parking variance be denied.
Frisbie/Stevens-Taylor - unanimously approved.

Councilman Frisbie suggested describing the project as one site plan, without reference to phases. Any further improvements would have to be applied for separately. To simplify the application, only two drawings, the updated 2-P and the Layton & Sells drawing, Revision 1, Sheet 1, are to be submitted for consideration. Each staff-recommended condition was read separately and in some cases amended before consideration for approval. Staff is to bring the final recommendations back to Council at the May 24th meeting.

MOTION: Move to consider only one site plan as described for approval.
Frisbie/Stevens-Taylor - unanimously.

MOTION: Move to approve a Substantial Development Permit based on findings and conclusions to be drawn up by staff and brought to us at the next council meeting that would include the following conditions:

- 1) Access to the existing museum structure shall be limited to 9 people and shall be clearly posted inside. An increase of occupancy may be achieved by constructing a stairway which provides egress from the northeast end of the museum, subject to review and approval of the City's Building Official.
- 2) All new decking shall be no wider than 8 feet in any section unless incorporated with alternating grated areas which allow light to penetrate the deck. Additionally, no grated area shall be covered with materials which do not allow light to penetrate or be used for storage or placement of any materials, furnishings, etc.
- 3) The site plan referred to as "2-P" shall be taken back by the applicant's representative and remove all reference to Phase II and remove the reference to Phase I so it will depict solely this application. This will make it the least confusing document possible.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move that pursuant to condition number 4, no commercial lodging be permitted aboard the Ketch Kristine while moored at the facility.
Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to approve condition number 5 as written:
5) The site plan shall include a covenant which shall state that any conversion, addition, new construction or expansion of any structure or use shall comply with the relevant sections of the City's master program and zoning code for parking.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to approve condition number 6 as written:
6) All fire flow and fire protection shall be provided for the marina and buildings as per Uniform Fire Code and Uniform Building Code and as approved by the City's Building Official.

Frisbie/Steven-Taylor - unanimously approved.

MOTION: Move to approve condition number 7 as written:
7) All walkways and ramps shall have the required guardrails and handrails as per UBC requirements and as reviewed and approved by the City's Building Official.

Frisbie/Stevens-Taylor - unanimously approved.

MOTION: Move to approve as condition number 8, as written.
8) Prior to permit issuance, a landscaping plan shall be submitted to and approved by the Planning Staff which is consistent with Section 17.78 of the Gig Harbor zoning code. An assignment of funds equal to 110 percent of the cost of the landscaping shall be required prior to issuance of building permits.

Frisbie/Stevens-Taylor - unanimously approved.

MOTION: Move to approve as condition number 9, as revised:
9) Prior to building permit issuance, the applicant shall provide the City with evidence of a lease agreement with the DNR which shall reflect the proposed lease area identified on the submitted site plan, and reference updated drawing 2-P and the Layton & Sells drawing dated 4/30/93 - Revision 1, Sheet 1.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to approve as condition number 10 as revised:
10) The amended site plan 2-P and the Layton & Sells drawing Revision 1, Sheet 1, shall be a binding site plan. A copy of the site plan indicating all commercial areas as well as personal storage and office areas, etc., shall be recorded with the Pierce County Auditor's office, with a copy of the recorded document and its recording number being

returned to the City prior to permit issuance.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to approve as condition number 11, as revised.

11) The project shall be completed within two years of the date of filing of the Shoreline Permit with the Department of Ecology. If the project is not completed by the end of this two year period, the Shoreline Permit shall be considered void and all vessels, structures, uses and expansions not in compliance with this approval, the City's zoning code, the Uniform Building Code, and the Uniform Fire Code shall be removed or be subject to Civil Penalty charges.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to add and approve condition number 12 as follows:

12) The applicant is to revise drawing 2-P with the latest revision made, as submitted by Mr. Gagliano, and the Layton Sells' drawing with the date of April 30, 1993, Revision 1, Sheet 1, to reflect what has been approved tonight by Council. In addition, both those drawings shall show complete dimensions of the project. In addition, all Phase II references and Phase I references are to be removed. The uses on the 2-P drawing are to be detailed as follows:

Use:	Parking Req'd:
Museum - maximum 1,000 s.f.	2 spaces
Sales	1 space
Moorage greater than 45' - 3 boats	3 spaces
Moorage less than 45' - 6 boats	3 spaces
Total spaces required - 9 as per city code 17.78.	

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to add and approve condition number 13 as follows:

13) All vessels shall be limited along the dock to side ties of one single vessel as depicted on sheet 2-P.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to add and approve condition number 14 as follows:

14) Applicant recognizes that he or she may be restricted solely to ingress/egress within the water area owned by the applicant and/or leased from the DNR to the applicant and accepts this potential restriction to the use of his property.

Frisbie/Stevens-Taylor - unanimously passed.

MOTION: Move to add and approve condition number 15 as follows:

- 15) The applicant shall remove the previously constructed building marked on first floor as 990 s.f., existing personalized storage - non-public, and second floor, and the stairs to second story office, within 120 days of the execution of this permit unless the applicant, within the next 14 calendar days, can produce a valid building permit to the satisfaction of our city attorney for that structure.

Frisbie/Stevens-Taylor - unanimously passed.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the meeting of April 26, 1993.
Platt/Stevens-Taylor - unanimously approved.

CORRESPONDENCE:

Mayor Wilbert briefly presented the letter written to the Chamber of Commerce in support of the Trolley Service and the letter from Jan Schmalenberg to Doug Sutherland regarding the Urban Growth Areas.

OLD BUSINESS:

1. Letter to DOT in favor of Reversible Lane. Councilman Frisbie said he had drafted a letter to DOT regarding the reversible lane on the Narrows Bridge. Public Works Director, Ben Yazici clarified his reason for having the Mayor write the first letter requesting more information on the safety issues, alternatives, etc., and offered to once again write requesting this information. The letter showing council support for this lane will not be sent until this information is obtained.
2. Contract - Legal Representation. Mark Hoppen presented the contract information he received from both Ogden Murphy & Wallace, and Preston Thormgrimson, and explained he had gathered billing data from the past two years to confirm costs.

MOTION: Move we enter into a contract with Ogden Murphy & Wallace for purpose of legal representation for the City of Gig Harbor.
Platt/Steven-Taylor

Mayor Wilbert asked that council vote against the motion and hire Preston Thormgrimson because of their extensive background with the Port of Tacoma. Councilman Markovich voiced his support for the Mayor's recommendation.

Call for the question: All those in favor of Ogden, Murphy & Wallace as our legal representation.
Frisbie, Steven-Taylor and Platt voting in favor, Councilman Markovich voting against. The motion was carried by a vote of 3-1.

APPROVAL OF BILLS:

MOTION: To certify warrants #10521 through #10604, less #'s 10529, 10530 used as test patterns, in the amount of \$280,912.32.
Platt/Stevens-Taylor - unanimously approved.

APPROVAL OF PAYROLL:

MOTION: To approve payroll warrants #8352 through #8459 less #8351, 8382 & 8383 used as test patterns, total amount of \$150,096.67.
Platt/Stevens-Taylor - unanimously approved.

EXECUTIVE SESSION:

MOTION: To adjourn to executive session at 11:40 for the purpose of discussing property acquisition.
Frisbie/Stevens-Taylor - unanimously passed.

MOTION: To return to regular session.
Frisbie/Stevens-Taylor - unanimously passed.

ADJOURN:

MOTION: To adjourn at 11:50 p.m.
Platt/Frisbie - unanimously approved.

Cassette recorder utilized.
Tape 310 Side A: 000 - end.
Tape 310 Side B: 000 - end.
Tape 311 Side A: 000 - end.
Tape 311 Side B: 000 - end.
Tape 312 Side A: 000 - end.
Tape 312 Side B: 000 - end.

Mayor

City Administrator

NEW BUSINESS:

1. Final Plat - Gig Harbor Heights Subdivision. Ray Gilmore presented the final plat for Gig Harbor Heights. Mr. Geoff Moore was present to answer questions.

MOTION: Move we approve the final plat for Gig Harbor Heights under Resolution Number 382.

Markovich/Stevens-Taylor - unanimously passed.

2. Hearing Examiner's Recommendation SPR93-01/CUP 93-04 - City Shop Building. Mr. Gilmore presented the Hearing Examiner's recommendation for conditional approval of a site plan and conditional use permit for the construction of a 1,300 s.f. storage building at the City Shop.

MOTION: Move we adopt the Hearing Examiner's recommendation under Resolution Number 383.

Markovich/Stevens-Taylor - unanimously passed.

3. Spring Hill Estates Utility Extension Request. Mark Hoppen presented this request for sewer extension and explained the location, rates and ERU's requested. He further explained the addendum regarding the step-system whereby they would be responsible for maintaining their own system. If the system were to break down, they would have the choice of repairing the system themselves, or the city would do the repairs and charge them. Mike Tucci was present to answer questions.

MOTION: Move to approve the outside sewer extension to Springhill Estates, with the step-system addendum.

Stevens-Taylor/Markovich - Three votes in favor, Councilman Platt voting against.

4. Liquor License Renewal - W.B. Scotts Restaurant. No action required.

5. Liquor License Transfer Application - Kinza Teriyaki. No action required.

DEPARTMENT DIRECTOR'S REPORT:

Chief Richards explained the monthly police activity report and answered questions.

MAYOR'S REPORT:

Mayor Wilbert gave a brief overview of three items, Viacom's new rules, Emergency Preparedness, and Historical Interest.

ANNOUNCEMENTS OF OTHER MEETINGS:

1. Earthquake Preparedness: May 13th & May 20th - 7 p.m. at City Hall.
2. Council Workshop: Shortplat Ordinance - May 12th 7 p.m.
3. Pierce Transit - Expanded Service: Thurs. May 13th - 7 p.m. in conference room.
4. HEX - G.H. North Appeal: Wed. May 12th - 5 p.m. - Council Chambers.



Pierce County

Auditor's Office
Elections Department

CATHY PEARSALL-STIPEK
Auditor

2401 South 35th Street, Room #200
Tacoma, Washington 98409
(206) 591-7430 • FAX (206) 591-3182

May 12, 1993

Gretchen Swayze Wilbert
Mayor
City of Gig Harbor
Box 145
Gig Harbor, WA 98335

Dear Ms. Swayze Wilbert:

I have now been serving as the Pierce County Auditor for the past 4 months. One of my responsibilities as Auditor is to administer all County elections. During my short stay, I have become very concerned regarding the skyrocketing costs of elections. Very frankly, I'm more than perplexed and know that those of you who have recently had an election share my frustration.

The purpose of this letter. I would like to invite you or your designee to meet with me and some of my election staff to discuss this situation and share some ideas in an attempt to resolve the problem. Hopefully, by putting our heads together, we'll be able to get a handle on it.

With that in mind, I have scheduled a meeting for Friday, June 11, 1993 at 9:00 a.m. in Conference Room A of the Public Services Bldg. located at 2401 South 35th St., Tacoma, WA. 98409.

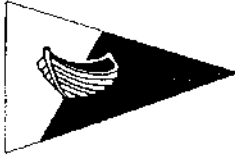
Please call my Assistant, Joan Rutherford, 591-3189 to confirm attendance. If you have any questions, please feel free to call me at 591-3672. I shall look forward to this opportunity to meet with you!

Sincerely,

CATHY PEARSALL-STIPEK
Pierce County Auditor

CPS/jr






City of Gig Harbor. The "Maritime City."

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

MEMORANDUM

TO: Mayor Wilbert and City Council

FROM:  Planning Department

DATE: May 20, 1993

SUBJ.: Resolution - Findings and Conclusions, SDP 92-04

A resolution in support of the Council's decision of May 10, 1993, regarding the shoreline management substantial development permit for MacIntosh Barge and Navigation Company (Peter Darrah) is attached for your consideration.

At the advice of legal counsel, two conditions have been added which are enforcement provisions regarding a current situation:

Condition #4Q requires removal of the houseboat within 30 days of Council's action on the permit or by no later than June 23.

Condition #4R requires that the applicant must procure a shoreline conditional use permit within 120 days of Council approval of this permit if the applicant intends to reside on a vessel at moorage at the facility.

Both of these conditions reflect current language in the City Shoreline Master Program.

CITY OF GIG HARBOR
SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT
CONDITIONAL USE, VARIANCE PERMIT

- Substantial Development
- Conditional Use
- Variance

Application No.: SDP 92-04

Date Received: 9/26/92

Approved: 5/10/93

Date of Issuance: 5/24/93

Date of Expiration: Two years from the date of filing with the Department of Ecology

Pursuant to RCW 90.58, a permit is hereby **APPROVED** to:

Mr. Peter M. Darrah
3311 Harborview Drive/P.O. Box 31
Gig Harbor, WA 98335

To undertake the following development:

Construct a new pier and moorage for nine boats, three of which would be greater than 45 feet in length and six of which would be less than 45 feet in length, as per attached plans.

Upon the following property:

Located within a portion of the SW 1/4 of Section 5, Township 21 North, Range 2 E.WM, assessor's tax parcel number 597000-002-0.

Within Gig Harbor Bay and its associated wetlands. The project **will be** within shorelines of Statewide Significance per RCW 90.50.030 and is within an **Urban** environment designation, per the City of Gig Harbor Shoreline Master Program. Development pursuant to this permit shall be undertaken subject to the following terms and conditions:

- 1) Access to the existing museum structure shall be limited to 9 people and shall be clearly posted inside. An increase of occupancy may be achieved by constructing a stairway which provides egress from the northeast end of the museum, subject to review and approval of the City's Building Official.
- 2) All new decking shall be no wider than 8 feet in any section unless incorporated with alternating grated areas which allow light to penetrate the deck. Additionally, no grated area shall be covered with materials which do not allow light to penetrate or be used for storage or placement of any materials, furnishings, etc.
- 3) The site plan referred to as "2-P" shall be taken back by the applicant's representative and remove all reference to Phase II and remove the reference to Phase I so it will depict solely this application. This will make it the least confusing document possible.
- 4) No commercial lodging be permitted aboard the Ketch Kristine while moored at the facility.
- 5) The site plan shall include a covenant which shall state that any conversion, addition, new construction or expansion of any structure or use shall comply with the relevant sections of the City's master program and zoning code for parking.
- 6) All fire flow and fire protection shall be provided for the marina and buildings as per Uniform Fire Code and Uniform Building Code and as approved by the City's Building Official.
- 7) All walkways and ramps shall have the required guardrails and handrails as per UBC requirements and as reviewed and approved by the City's Building Official.
- 8) Prior to permit issuance, a landscaping plan shall be submitted to and approved by the Planning Staff which is consistent with Section 17.78 of the Gig Harbor zoning code. An assignment of funds equal to 110 percent of the cost of the landscaping shall be required prior to issuance of building permits.
- 9) Prior to building permit issuance, the applicant shall provide the City with evidence of a lease agreement with the DNR which shall reflect the proposed lease area identified on the submitted site plan, and reference updated drawing 2-P and the Layton & Sells drawing dated 4/30/93 - Revision 1, Sheet 1.
- 10) The amended site plan 2-P and the Layton & Sells drawing Revision

1, Sheet 1, shall be a binding site plan. A copy of the site plan indicating all commercial areas as well as personal storage and office areas, etc., shall be recorded with the Pierce County Auditor's office, with a copy of the recorded document and its recording number being returned to the City prior to permit issuance.

11) The project shall be completed within two years of the date of filing of the Shoreline Permit with the Department of Ecology. If the project is not completed by the end of this two year period, the Shoreline Permit shall be considered void and all vessels, structures, uses and expansions not in compliance with this approval, the City's zoning code, the Uniform Building Code, and the Uniform Fire Code shall be removed or be subject to Civil Penalty charges.

12) The applicant is to revise drawing 2-P with the latest revision made forth 1993 as submitted by Mr. Gagliano and the Layton Sells' drawing with the date of April 30, 1993, Revision 1, Sheet 1, to reflect what has been approved tonight by Council. In addition, both those drawings shall show complete dimensions of the project. In addition, all Phase II references and Phase I references are to be removed. The uses on the 2-P drawing are to be detailed as follows:

Use:	Parking Req'd:
Museum - maximum 1,000 s.f.	2 spaces
Sales	1 space
Moorage greater than 45' - 3 boats	3 spaces
Moorage less than 45' - 6 boats	3 spaces

Total spaces required - 9 as per city code 17.72.

13) All vessels shall be limited along the dock to side ties of one single vessel as depicted on sheet 2-P.

14) Applicant recognizes that he or she may be restricted solely to ingress/egress within the water area owned by the applicant and/or leased from the DNR to the applicant and accepts this potential restriction to the use of his property.

15) The applicant shall remove the previously constructed building marked on first floor as 990 s.f., existing personalized storage - non-public, and second floor, stair to office creates no public access, within 120 days of the execution of this permit unless the applicant, within the next 14 calendar days, can produce a valid building permit to the satisfaction of our city attorney for that structure.

16) Consistent with Regulation 7, Page 27, of the City of Gig Harbor Shoreline Master Program, the applicant shall remove the floating

home within thirty (30) days of the date of City Council approval of this permit, to wit, on or before June 23, 1993.

- 17) Consistent with Regulation 7, Page 27, of the City of Gig Harbor Shoreline Master Program, should the applicant intend to reside in a vessel at the moorage facility, the applicant shall apply for and receive a Shoreline Conditional Use Permit within 120 days of the date of Council entry of these findings, conclusions and decision.
- 18) Applicant or their successors and assigns shall not allow any use not permitted by City Codes or applicable state laws or regulations to exist on the owned or leased premises.

This permit is granted pursuant to the Shoreline Management Act of 1972 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act, RCW 90.58.

This permit may be rescinded pursuant to RCW 90.58.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

Construction pursuant to this permit will not begin and is not authorized until thirty (30) days from the date of filing with the Department of Ecology as defined under RCW 90.58.140(6) or until all review proceedings initiated within thirty (30) days from the date of such filing have terminated, except as provided in RCW 90.58.140 (5)(a-c).

(Date)

Mayor, City of Gig Harbor

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THIS SECTION FOR DEPARTMENT OF ECOLOGY USE ONLY IN REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.

Date received: _____

Approved _____

Denied _____

Development shall be undertaken pursuant to the following additional terms and conditions:

Date

Signature of Authorized Department Official

CITY OF GIG HARBOR
RESOLUTION NO. ____

The City Council of the City of Gig Harbor, Washington, enters the following findings:

1. Mr. Peter Darrah requested a Shoreline Management Substantial Development permit and variance approval from the parking standards of the Shoreline Master Program and Zoning Code.
2. The Gig Harbor City Council had previously adopted Ordinance #489, which establishes guidelines for the reviewing of Shoreline Management Substantial Development permits and variances and other land use issues.
3. The Planning Department for the City of Gig Harbor recommended denial of the application in a staff report dated November 12, 1992.
4. The Gig Harbor Hearing Examiner conducted a public hearing on the application on November 18, 1992, and subsequent to said public hearing, the Hearing Examiner entered findings and conclusions and recommended denial of the application in his report dated December 3, 1992.
5. The Gig Harbor City Council, at its regular public meeting of January 11, 1993, considered the recommendation of the Hearing Examiner and in review of the information provided, determined to establish their own public hearing and directed the applicant to submit detailed plans to City staff to address the items set forth hereinafter, which plans were to be submitted on or before April 1, 1993 for consideration at a public hearing by the City Council on May 10, 1993. The items and materials to be provided were as follows:
 - A. The Staff, working with the applicant, shall modify all documents to reflect that the applicant is within the WM zoning district.
 - B. The staff will prepare a report detailing the required parking based upon the parking condition contained within the WM zone under Section 17.48.070.
 - C. The applicant shall submit a revised plan, to scale, signed by a Washington State Registered Engineer or Land Surveyor, that details at a minimum all of the following:
 - 1) Show all existing improvements from Harborview Drive to the Outer Harbor Line and from the northerly side of the covered condominium moorage;

- 2) Show the area of the Hix tideland lease and the area if the Hix harbor area lease;
 - 3) Show the area of the Ross tideland lease and the area of the Ross Harbor Area lease;
 - 4) Show the tidelands area proposed to be leased by the applicant;
 - 5) Locate the outer harbor line consistent with the surveys done prior to Pac-Tech/Mel Garland's survey of the Hix property;
 - 6) Clearly indicate all new improvements proposed;
 - 7) For the applicant's property, draw a cross section of all existing improvements and proposed improvements from Harborview Drive to the outer harbor line;
 - 8) Dimension all major components in the drawing; and
 - 9) Plan view shall contain five (5) foot intervals of the applicant's property from Harborview Drive to the outer harbor line.
- D. The applicant shall list all of the various uses existing and proposed for the applicant's property such as but not limited to:
- 1) Moorage greater than 45 feet;
 - 2) Moorage less than 45 feet;
 - 3) Museum;
 - 4) Single family residences;
 - 5) Bed and breakfast;
 - 6) Office;
 - 7) Repair Shop;
 - 8) Detail any/all other uses.
- E. Show the location of the parking to support uses described in letter D, above.
6. The applicant did submit material by April 1, 1993, which substantially complied with the Council's directive.

7. The Planning Department in its report of May 10, 1993, recommended denial of a zoning variance from the parking standards of the zoning code and recommended conditional approval of that portion of the project which provided for moorage, off-street parking and a museum. The staff concluded that the proposal meets the requirements for obtaining a shoreline management variance permit from the parking standards of the Shoreline Master Program pursuant to WAC 173-14-150, due to the limitations of the property as detailed in the staff report of May 10, 1993, pages 12 and 13 as follows:
 - A. Extraordinary circumstances, including the existence of three historical structures, make development of this parcel difficult without the removal of the structures. Because of the Comprehensive Plan's emphasis on retaining, preserving, and adaptive reuse of older buildings, it is presumed that the public interest is best served by protecting the dwindling number of historical structures which reflect local culture and historical development, and that it would be to the detriment of the public to remove such structures without a substantial effort to save them.
 - B. The historic nature of the museum, net shed, and Novak house make them integral components of the site's characteristics and should not be separated from any consideration of the site's natural characteristics or from a determination of a "reasonable" use of the property without due consideration of their value to the community. Accordingly, a strict application of the parking requirements may preclude a reasonable use of the property by destroying or excessively altering the historic character of the site.
 - C. The hardship is specifically related to the existence of two historic structures on a small parcel with a developable portion of less than 9500 square feet and not from the actions of the applicant.
 - D. The design of the project is nautically oriented, making the waterfront location appropriate and compatible with other permitted activities. However, the park plan option does not meet the full parking requirement and it is difficult to determine (a) if the benefits of the park plan outweigh the costs of the reduced parking, or (b) what the costs of reduced parking will be (e.g., will 5 spaces be adequate for the proposed uses on the site?). Currently there are no parking spaces.
 - E. The requested variance does not constitute a grant of special privilege not enjoyed by other property owners in the area. Few remaining waterfront parcels involving development requests have structures which might be considered historical in nature.

8. The City Council convened a public hearing on the application at its regular meeting of May 10, 1993, pursuant to notice.
9. At the hearing, the City Council received into the record all of the previous staff reports and Hearing Examiner's recommendation, together with substantial public testimony by the applicant, the applicant's representatives, the legal representative on behalf of the adjacent owner and several members of the public who expressed concerns about past operations and problems concerning parking with respect to the applicant's proposal.
10. At the hearing, Mr. Paglia, representative of an adjacent property owner, challenged Councilmember Markovich on the basis of appearance of fairness due to the fact that Councilmember Markovich was alleged to have made statements prior to this hearing concerning zoning. The statements were made prior to the time that this matter was before the City Council, were not specific to this project and did not constitute a prior statement concerning said application. The City Attorney ruled that on the bare basis of the challenge made by Mr. Paglia, that the Appearance of Fairness Doctrine was not violated.
11. Mr. Paglia objected to the jurisdiction of the City Council holding its own hearing. The City Council has delegated the hearing functions on these matters to the Office of the Hearing Examiner. The Hearing Examiner makes only a recommendation to the City Council. The City Council determined that an additional hearing was necessary and exercised its inherent power as the final decision maker to conduct its own de novo hearing.
12. The City Council received written and oral testimony and at the conclusion of the receipt of the same, closed the public input portion of the hearing and returned the matter to the Council for deliberation.

From the foregoing findings, the City Council makes the following conclusions:

1. The proposal, as modified by City Council with respect to allowed uses and parking, is consistent with the City of Gig Harbor zoning codes, Chapter 17.48 (Waterfront Millville District), Chapter 17.72 (Off-Street Parking and Loading Standards) and Section 17.76 (Boat Moorage).
2. The current use of the floating structure as a residence is prohibited by the City of Gig Harbor Shoreline Master Program, Page 27, Regulation 7.
3. The City of Gig Harbor Shoreline Master Program, Page 27, Regulation 7, provides that living on watercraft may be allowed provided that a Shoreline Management Conditional Use permit is obtained on an annual basis and that conditions for waste disposal shall be included.
4. The City Council concludes that the proposal is consistent with the City of Gig

Harbor Shoreline Master Program for marinas, piers and docks, and commercial development.

5. The City Council concludes that the maritime museum is consistent with the intent section of Chapter 17.48, Waterfront Millville District, of the Gig Harbor Municipal Code.

The proposal, as modified hereafter, meets the requirements for obtaining a Shoreline Management Substantial Development and Variance permit. The following decision on the Shoreline Substantial Development Variance permit and conditions are hereby approved by the City Council as follows:

1. The zoning variance request for parking is denied. There is ample evidence that the proposed use of the premises will need parking and the criteria for granting of a zoning variance has not been met.
2. A request for phased development approval is denied and the only phase to be considered for any approvals hereunder would be the proposed phase one.
3. The historic nature of the museum, net shed and Novak house make them integral components of the site's characteristics and should not be separated from any consideration of the site's natural characteristics or from a determination of a reasonable use of the property without due consideration of their value to the community. Due to the Comprehensive Plan's emphasis on retaining, preserving and adaptive reuse of older buildings, it is in the public interest to protect the dwindling number of historical structures which reflect local culture and historical development. The City Council concludes that it would be to the detriment of the public to remove such structures without a substantial effort to save them.
4. The particular site is a very small parcel with a developable portion of less than ninety-five hundred (9,500) square feet. These site restrictions are not due to the actions of the applicant.
5. The design of the project is nautically oriented, making the waterfront location appropriate and compatible with other permitted activities. However, the park plan option does not meet the full parking requirement.
6. The substantial development permit and variance permit is approved subject to the following conditions:
 - A. Access to the existing museum structure shall be limited to 9 people and shall be clearly posted inside. An increase of occupancy may be achieved by constructing a stairway which provides egress from the northeast end of the museum, subject to review and approval of the City's Building Official.

- B. All new decking shall be no wider than 8 feet in any section unless incorporated with alternating grated areas which allow light to penetrate the deck. Additionally, no grated area shall be covered with materials which do not allow light to penetrate or be used for storage or placement of any materials, furnishings, etc.
- C. The site plan referred to as "2-P" shall be taken back by the applicant's representative and remove all reference to Phase II and remove the reference to Phase I so it will depict solely this application. This will make it the least confusing document possible.
- D. The site plan shall not be approved as a phased plan. Any additions or alterations proposed on the applicant's phased plan shall be reviewed under a new Shoreline permit application.
- E. No commercial lodging shall be permitted aboard the Ketch Krestine or other vessels while moored at the facility.
- F. The site plan shall include a covenant which shall state that any conversion, addition, new construction or expansion of any structure or use shall comply with the relevant sections of the City's master program and zoning code for parking.
- G. All fire flow and fire protection shall be provided for the marina and buildings as per Uniform Fire Code and Uniform Building Code and as approved by the City's Building Official.
- H. All walkways and ramps shall have the required guardrails and handrails as per UBC requirements and as reviewed and approved by the City's Building Official.
- I. Prior to permit issuance, a landscaping plan shall be submitted, which is consistent with Chapter 17.78 of the Gig Harbor zoning code, and approved by the Planning Staff. An assignment of funds equal to 110 percent of the cost of the landscaping, shall be required prior to issuance of building permits.
- J. Prior to building permit issuance, the applicant shall provide the City with evidence of a lease agreement with the DNR which shall reflect the proposed lease area identified on the submitted site plan, and reference updated drawing 2-P and the Layton & Sells drawing dated 4/30/93 - Revision 1, Sheet 1, revised 5/04/93.
- K. The amended site plan 2-P and the Layton & Sells drawing Revision 1, Sheet 1, shall be a binding site plan. A copy of the site plan indicating all commercial areas as well as personal storage and office areas, etc., shall be

recorded with the Pierce County Auditor's office, with a copy of the recorded document and its recording number being returned to the City prior to permit issuance.

- L. The project shall be completed within two years of the date of filing of the Shoreline Permit with the Department of Ecology. If the project is not completed by the end of this two year period, the Shoreline Permit shall be considered void and all vessels, structures, uses and expansions not in compliance with this approval, the City's zoning code, the Uniform Building Code, and the Uniform Fire Code shall be removed or be subject to civil penalty charges.
- M. The applicant is to revise drawing 2-P with the latest revision made forth 1993 as submitted by Mr. Gagliano and the Layton Sells' drawing with the date of April 30, 1993, Revision 1, Sheet 1, revised 5/04/93, to reflect what has been approved by Council. Both those drawings shall show complete dimensions of the project, and in addition, all Phase II references and Phase I references are to be removed. The uses on the 2-P drawing are to be detailed as follows:

<u>Use:</u>	<u>Parking Req'd:</u>
1) Museum - maximum 1,000 s.f.	2 spaces
2) Sales	1 space
3) Moorage greater than 45' - 3 boats	3 spaces
4) Moorage less than 45' - 6 boats	3 spaces

Total spaces required - 9 (nine) as per City Code 17.72.

- N. All vessels shall be limited along the dock to side ties of one single vessel as depicted on sheet 2-P.
- O. Applicant recognizes that he or she may be restricted solely to ingress/egress over the tideland area owned and/or leased by applicant from the DNR and accepts this potential restriction to the use of his property.
- P. The applicant shall remove the previously constructed building marked on first floor as 990 s.f., existing personalized storage - non-public, and second floor, stairs to the office with no public access, within 120 days of the execution of this permit unless the applicant, within the next 14 calendar days, can produce a valid building permit authorizing construction or other proof to the satisfaction of our city attorney for that structure.
- Q. Consistent with Regulation 7, Page 27 of the City of Gig Harbor Shoreline Master Program, the applicant shall remove the floating home within thirty (30) days of the date of City Council approval of this permit, to wit, on or before June 23, 1993. Said use is not permitted by the GHMC.

- R. Consistent with Regulation 7, Page 27, of the City of Gig Harbor Shoreline Master Program, should the applicant intend to reside in a vessel at the moorage facility, the applicant shall apply for and receive a Shoreline Conditional Use Permit within 120 days of the date of City Council entry of these findings, conclusions and decision.
- S. Applicant or their successors and assigns shall not allow any use not permitted by City codes of applicable state laws or regulations, to exist on the owned or leased premises.

RESOLVED this 24th day of May, 1993.

APPROVED:

Gretchen A. Wilbert, Mayor

ATTEST/AUTHENTICATED:

Mark E. Hoppen, City Administrator

Filed with City Clerk: 05/20/93

Passed by City Council: 05/24/93



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 COUNCILMEMBERS
FROM: MARK HOPPEN, CITY ADMINISTRATOR *MH*
DATE: May 21, 1993
SUBJ: CONTRIBUTION TO THE EMERGENCY COMMUNICATIONS SYSTEM

The City of Gig Harbor has been asked by the Gig Harbor-Key Peninsula Emergency Preparedness Committee to donate some of the cost of radio equipment as part of the first line of emergency communication equipment for the Peninsula.

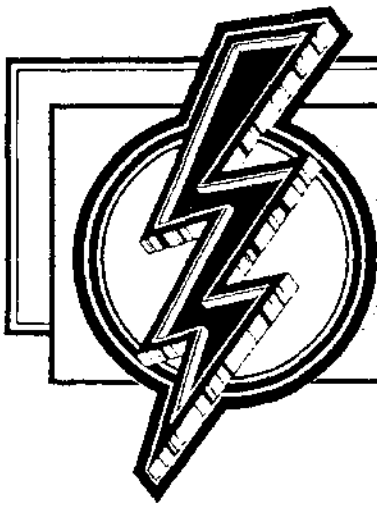
Initially, Mr. Ray Zimmerman approached me to fund the antenna on top of the Gig Harbor Medical Pavilion, which is within city limits. I note from his correspondence, however, that he would gratefully accept any portion of the \$1100 estimated cost of the remaining antenna installation costs.

The GH-KP Emergency Preparedness Committee has made great strides this past year. Currently, we are represented at emergency management meetings by Gig Harbor resident, Mr. John Miller, who recently, at no cost to the city, completed two training sessions at City Hall to increase emergency awareness and to initiate a neighborhood training approach. Shirley Rettig, who is currently providing group/neighborhood training sessions on emergency preparedness, gave an excellent presentation to a full capacity audience at the second meeting.

Mr. Zimmerman, committee leader, will be present to describe the antenna system and its use.

Recommendation:

I recommend that at least one antenna be funded by the City of Gig Harbor. The emergency management efforts recently demonstrate clear indications of success, and should be supported.



GIG HARBOR-KEY PENINSULA EMERGENCY PREPAREDNESS COMMITTEE

April 6, 1993

RECEIVED

APR 8 1993

CITY OF GIG HARBOR

Mr. Mark Hoppen
Gig Harbor City Hall
3105 Judson Street
P.O. Box 145
Gig Harbor, WA 98335

Re: Emergency Communications

Dear Mark,

The primary mission of the Gig Harbor-Key Peninsula Emergency Preparedness Committee is to prepare our families and communities for coping with the variety of emergency and disaster situations we are exposed to - especially a major earthquake. Recent disasters in Florida, Hawaii, and California have reconfirmed the FACT that good communications is the number one problem and need during these conditions. Ordinary telephones and even cellular systems will not be operational for some time following a major earthquake - certainly not in the first few critical hours when the greatest opportunity exists for saving lives and reducing further property damage.

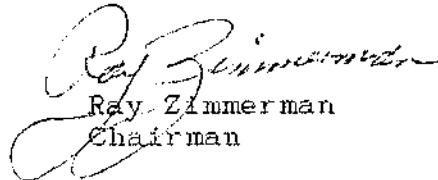
Therefore, the Committee has concluded that our first line of communication must be by radio and we are working with the local amateur radio club to set up a comprehensive network to cover both the Gig Harbor and Key Peninsulas. They have completed a "coverage survey" and in addition to those already installed, have determined the need for four (4) more antenna sites to complete our network. These sites include:

1. Gig Harbor Medical Pavilion
2. 4700 Point Fosdick Medical Building
3. Artondale Fire Station
4. Rosedale Fire Station

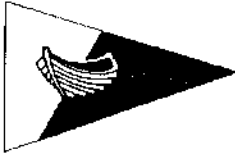
The average total material cost for an antenna system, including the antenna, an amplifier, coax cable, mounting hardware, tax, shipping, etc. is \$275.00. The total cost for 4 systems will be approximately \$1100.00. Installation is provided free by members of the amateur radio club and the Committee.

We request your assistance with any portion of this cost that you can provide at this time. Checks should be made to "The Peninsula School District" with a notation in the lower left corner, "For the GH-KPEPC account", and mailed to the attention of Mr. Dan Moran, 14015 62nd Avenue NW, Gig Harbor, WA 98332. This qualifies as a contribution to a non-profit organization for tax purposes. I will be happy to provide more detailed information regarding the Committee's programs and organization if required. Thank you for consideration of this request.

Very truly yours,



Ray Zimmerman
Chairman




City of Gig Harbor. The "Maritime City."

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

MEMORANDUM

TO: Mayor Wilbert and City Council

FROM:  Planning Department

DATE: May 20, 1993

SUBJ.: Hearing Examiner Recommendation -- SDP 93-01, City of Gig Harbor, Department of Public Works

Attached for your consideration is the City Hearing Examiner's findings, conclusions and recommendations on a shoreline permit application submitted by the Department of Public Works. The project consists of the reconstruction and improvements to North Harborview Drive from Burnham Drive to Vernhardson Street. The improvements consist of a new asphalt overlay along the entire length of the project, addition of sidewalks, curbs and gutters on both sides of the street, including provisions for storm drainage and the addition of a bike path, bus pull-outs and pedestrian rest/view areas.

The Hearing Examiner has recommended conditional approval of the shoreline permit. A resolution and shoreline permit along with other pertinent documents, is attached for your review and consideration.

CITY OF GIG HARBOR
RESOLUTION NO. _____

A RESOLUTION OF THE GIG HARBOR CITY COUNCIL FOR THE APPROVAL OF A SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT PERMIT (SDP 93-01) FOR THE RECONSTRUCTION AND UPGRADE OF NORTH HARBORVIEW DRIVE, PORTIONS OF WHICH ARE WITHIN THE SHORELINE MANAGEMENT ACT JURISDICTION.

WHEREAS, the City of Gig Harbor Public Works Department has submitted an application for a substantial development permit to reconstruct and improve North Harborview Drive from Burnham Drive to Vernhardson Street, said improvements consisting of a new asphalt overlay along the entire length of the project, addition of sidewalks, curbs and gutters on both sides of the street, including provisions for storm drainage and the addition of a bike path, bus pull-outs and pedestrian rest/view areas; and,

WHEREAS, the Gig Harbor City Council has previously adopted Ordinance #489 which establishes guidelines for the review of Shoreline Management Substantial Development permits; and,

WHEREAS, the Planning Department for the City of Gig Harbor has recommended conditional approval of the project, in a staff report April 15, 1993; and,

WHEREAS, the City of Gig Harbor Hearing Examiner conducted a public hearing on the application on April 21, 1993 to accept public comment on the application; and,

WHEREAS, the City of Gig Harbor Hearing Examiner has made specific findings and conclusions and has recommended conditional approval of in his report dated May 20, 1993; and,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

That the findings, conclusions and recommendations of the Hearing Examiner in his report dated May 20, 1993 are hereby adopted and the application for shoreline Management Substantial Development permit is granted subject to the following conditions:

- 1) A minimum of two pedestrian rest/view areas shall be provided.

- 2) Prior to project construction, an erosion control plan shall be developed which incorporates measures to minimize or avoid water quality impacts during construction and which plan shall be implemented during construction.
- 3) Where applicable and appropriate, site restoration of disturbed areas shall be accomplished within six months of project completion.

PASSED this 24th day of May, 1993.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator

Filed with City Clerk: 05/21/93
Passed by City Council: 05/24/93

CITY OF GIG HARBOR
SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT
CONDITIONAL USE, VARIANCE PERMIT

- Substantial Development
- Conditional Use
- Variance

Application No.: SDP 93-01
Date Received: March 29, 1993
Approved: XXX Denied:
Date of Issuance: May 24, 1993
Date of Expiration: May 24, 1998

Pursuant to RCW 90.58, a permit is hereby granted/denied to:

City of Gig Harbor, Department of Public Works
P.O. Box 145/3105 Judson Street
Gig Harbor, WA 98335

To undertake the following development:

Reconstruct and improve North Harborview Drive from Burnham Drive to Vernhardson Street, said improvements consisting of a new asphalt overlay along the entire length of the project, addition of sidewalks, curbs and gutters on both sides of the street, including provisions for storm drainage and the addition of a bike path, bus pull-outs and pedestrian rest/view areas

Upon the following property:

Along North Harborview Drive between Burnham Drive and Vernhardson Street.

Within Gig Harbor Bay associated wetlands. The project will not be within shorelines of Statewide Significance per RCW 90.50.030 and is within an Urban

environment designation.

Development pursuant to this permit shall be undertaken subject to the following terms and conditions:

- 1) A minimum of two pedestrian rest/view areas shall be provided.
- 2) Prior to project construction, an erosion control plan shall be developed which incorporates measures to minimize or avoid water quality impacts during construction and which plan shall be implemented during construction.
- 3) Where applicable and appropriate, site restoration of disturbed areas shall be accomplished within six months of project completion.

This permit is granted pursuant to the Shoreline Management Act of 1972 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act, RCW 90.58.

This permit may be rescinded pursuant to RCW 90.58.140(7) in the event the permittee fails to comply with the terms or conditions hereof.

Construction pursuant to this permit will not begin and is not authorized until thirty (30) days from the date of filing with the Department of Ecology as defined under RCW 90.58.140(6) or until all review proceedings initiated within thirty (30) days from the date of such filing have terminated, except as provided in RCW 90.58.140 (5)(a-c).

(Date)

Mayor, City of Gig Harbor

=====

**THIS SECTION FOR DEPARTMENT OF ECOLOGY USE ONLY IN
REGARD TO A CONDITIONAL USE OR VARIANCE PERMIT.**

Date received: _____

Approved _____

Denied _____

Development shall be undertaken pursuant to the following additional terms and conditions:

Date

Signature of Authorized Department Official



City of Gig Harbor. The "Maritime City."
3105 JUDSON STREET • P.O. BOX 145
GIG HARBOR, WASHINGTON 98335
(206) 851-8136

**STAFF REPORT
ENVIRONMENTAL EVALUATION AND
REPORT TO THE HEARING EXAMINER**

City of Gig Harbor Dept. of Public Works
North Harborview Project
(SDP 93-01)

APRIL 13, 1993

PART I: GENERAL INFORMATION

A. APPLICANT:

City of Gig Harbor Dept. of Public Works
P.O. Box 145/3105 Judson Street
Gig Harbor, WA 98335

B. OWNER:

Same as Above

C. AGENT:

N/A

D. REQUEST:

Shoreline development permit to re-construct North Harborview Drive from Burnham Drive to Vernhardson Street. The project consists of:

- * New asphalt overlay along the entire length of North Harborview Drive.
- * Addition of sidewalks, curbs and gutters on both sides of the street, including provisions for storm drainage.

- * Addition of bike path, bus pullouts and pedestrian rest/view areas.

E. PROPERTY DESCRIPTION:

1. Location:

The property is the right-of-way of North Harborview Drive, which is located within portion of the NW 1/4 of Section 5 and the NE 1/4 of Section 6, Township 21 North, Range 2 E.W.M. and extends from Burnham Drive to Vernhardson Street. The road surface varies from 50 feet to greater than 250 feet from the shoreline, averaging approximately 100 feet from OHW (ordinary high water).

2. Site Area/Acreage:

The total site area is approximately 3.08 acres of City right-of -way, which is currently improved with an asphalt surface. Additional right-of way is not needed for this project.

3. Physical Characteristics:

The right-of-way is currently developed as a twenty four foot wide asphalt surface.

F. SURROUNDING LAND-USE/ZONING DESIGNATION:

The entire project area has a mix of residential and commercial along the route. The majority of commercial activity is located along the portion between Burnham Drive and Peacock Hill Avenue. Residential uses dominates the balance of the route.

G. UTILITIES/ROAD ACCESS:

Access is provided by way of North Harborview Drive.

H. PUBLIC NOTICE:

Public notice was provided as follows:

- Published twice in Peninsula Gateway:
March 31 and April 7, 1993
- Mailed to property owners of record on North Harborview Drive: April 9 1993.
- Posted in three conspicuous places in the vicinity of the property: April 9, 1993.

PART II: ANALYSIS

A. AGENCY REVIEW:

1. Building Official/Fire Marshal
Will coordinate with public works staff and P.C. Fire District #5 for compliance with City Fire Codes, as appropriate.
2. Department of Public Works
N/A
3. Department of Ecology
4. Pierce County Planning and Land Services
No comments received as of 4/12/93.

B. APPLICABLE LAND-USE POLICIES/CODES

1. Comprehensive Plan:

The City of Gig Harbor Comprehensive Plan designates the area area as waterfront and residential. Pertinent goals and policies are as follows:

Shoreline Management

- A) Goal, page 35 -- Protect Natural Quality: Preserve and protect the unique, interdependent relationship between the water, land and cultural heritage.
- B) Goal, page 36 -- Mixed Use Waterfront: Retain a mixed-use waterfront including those fishing, boating, tourist and residential uses which provide the shoreline's unique appeal.

Transportation

- A) Overall Goal, page 29 -- Complete a road and sidewalk network grid...improve road standards and resolve parking, access and pedestrian functions.
- B) Goal #4 (Standards) -- Establish effective right-of-way, pavement widths, shoulder requirements, curb, gutter and sidewalk standards. Improve collector roads to provide adequate room for present and future projected traffic loads and adjacent pedestrian and bicyclist activities.

Design Resources

- A) Goal #4 (View Corridors): "Develop and maintain a public sidewalk system from Gig Harbor City Park to the intersection of Sondview Drive and Harborview Drive..."

2. Zoning Ordinance:

The right-of-way route is adjacent to several zones, including Waterfront Residential, Low Density Residential (R-1) and Commercial (B-2).

Public road right-of-way is a permitted use in all of the zoning districts.

3. Shoreline Master Program

The following sections of the City of Gig Harbor Shoreline Master Program are applicable to this project:

Overall Statements/Policies/Regulations (Page 9)

Shoreline developments other than one and two family residences should consider visual and physical access public access to the water's edge.

After completion of a shoreline project, the shoreline area should be restored to its pre-project condition.

The estuaries of Crescent Valley Creek and Donkey Creek should receive special consideration due to their potential as aquatic habitat.

Transportation Facilities (Page 33)

Policies

- #2. ...No additional public roads should be constructed within the shoreline area.
- #5. Pedestrian and bicycle routes should be encouraged in the shoreline area along public rights-of-way and whenever appropriate in conjunction with shoreline development.

Regulations

- #2. Existing public rights-of-way generally perpendicular to the

shoreline of Gig Harbor shall be maintained in a natural state or developed into public recreational areas consistent with the regulations for Recreation.

- #3. Vehicular access to properties within the shoreline area shall be designed and maintained to minimize erosion and exert the least possible influence on normal drainage runoff pattern in the area.
- #5. Pedestrian and bicycle routes shall conform to State Highway Department standards and shall provide for relaxing, visual enjoyment of Gig Harbor and its stream tributaries.
- #6. New public roads parallel to the shoreline of Gig Harbor shall not be permitted within the shoreline area.
- #7. Any alterations to Harborview Drive, or public projects undertaken within its right-of-way, shall take maximum advantage of opportunities to increase public exposure to views of the Town of Gig Harbor as well as to the waters of Gig Harbor.

PART III: FINDINGS AND CONCLUSIONS

Based upon the analysis in Section II of this report, staff recommends that the Hearing Examiner find as follows:

- 1. The project consists of the upgrading of North Harborview Drive within the existing right-of-way.
- 2. Included with the project are the addition of sidewalks, pedestrian rest/view areas and bus pull-out lanes.
- 3. The City of Gig Harbor Shoreline Master Program prohibits the construction of new road parallel to the shoreline within the shoreline management jurisdiction. The proposal is not a new road.
- 4. The project, upon completion, will increase the publics' opportunity to enjoy the shoreline views along North Harborview Drive and will facilitate increased public access along and to the water's edge.
- 5. The Comprehensive Plan clearly establishes the importance of a pedestrian pathway along the proposed reconstruction route.

6. The proposal is consistent with the applicable sections of the City of Gig Harbor Shoreline Master Program.

PART IV: RECOMMENDATION

Based upon the findings presented in Section III, staff recommends that the request for the shoreline permit be **APPROVED**, subject to the following conditions:

1. A minimum of two pedestrian rest/view areas shall be provided.
2. Prior to project construction, an erosion control plan shall be developed which incorporates measures to minimize or avoid water quality impacts during construction. The plan shall be implemented during construction.
3. Where applicable and appropriate, site restoration of disturbed areas shall be accomplished within six months of project completion.

Documents pertinent to the Hearing Examiner's review are attached.

Staff report prepared by: Ray Gilmore, Planning Director

DATE: April 13, 1993

**CITY OF GIG HARBOR
HEARING EXAMINER
FINDINGS CONCLUSIONS AND RECOMMENDATION**

APPLICANT: City of Gig Harbor

CASE NO.: SDP 93-01

APPLICATION: Shoreline development permit to re-construct North Harborview Drive from Burnham Drive to Vernhardson Street. The project consists of:

- New asphalt overlay the entire length of North Harborview Drive.
- Addition of sidewalks, curbs and gutters on both sides of the street, including provisions for storm drainage.
- Addition of bike path, bus pullouts and pedestrian rest/view areas.

SUMMARY OF RECOMMENDATIONS:

Planning Staff Recommendation: Approve with conditions
Hearing Examiner Recommendation: Approve with conditions

PUBLIC HEARING:

After reviewing the official file which included the Planning Staff Advisory Report; and after visiting the site, the Hearing Examiner conducted a public hearing on the application. The hearing on the City of Gig Harbor application was opened at 5:11 pm, April 21, 1993, in City Hall, Gig Harbor, Washington, and for oral testimony at 5:30 p.m. The hearing was held open administratively to 5:00 p.m., May 7, 1993. Participants at the public hearing and the exhibits offered and entered are listed in the minutes of the hearing. A verbatim recording of the hearing is available in the Planning Department.

FINDINGS CONCLUSIONS AND RECOMMENDATION:

Having considered the entire record in this matter, the Hearing Examiner now makes and enters the following:

I. FINDINGS:

- A. The information contained on pages 2 to 5 of the Planning Staff's Advisory Report (Hearing Examiner Exhibit A) is found by the Hearing Examiner to be supported by the evidence presented during the hearing and by this reference is adopted as a part of the Hearing Examiner's findings of fact. A copy of said report is available in the Planning Department.
- B. The Public Works Director explained the project at the hearing. He noted that it will be a challenging project. He said that typical curbs are 6 inches in height, however, along

Harborview they are from 3 inches to 24 inches in height. He indicated some safety problems exist due to the height of portions of the curb. He said people have to park away from the sidewalk in front of some of the stores in order to get their doors open. He said the result is that cars have to be parked out into the street. He noted that if normal curbs can be installed then additional travel space will be captured, and it can be used for a bike lane to increase safety for bicyclists. He also noted that telephone poles will be relocated as part of the Street improvement.

- C. E. Bryan Stearns wrote a letter (Exhibit E) and spoke at the hearing.

He said the City has laid out a good case for the project in the area of 8800 N. Harborview, but he said the remainder of the project has not been well laid out. He said a survey of N. Harborview showed that the center of the roadway is not where it is supposed to be.

His letter stated the proposal is really two projects and should be considered as such. He noted that the only section of the project which requires a shoreline substantial development permit is approximately the 8800 Block of North Harborview Drive. He said the section from Peacock Hill to Vernhardson on North Harborview should be a separate project.

He wrote that there are no plans presently available for North Harborview Drive from Peacock Hill to Vernhardson, and he said the public has not had an appropriate opportunity to review and respond to the project.

He felt that even though adequate Right-of-Way exists for the project, the centerline of North Harborview should be properly aligned first.

He questions the cost of the project and said the building of bicycle lanes in order to obtain federal funds is ludicrous.

- D. The Public Works Director responded to questions and concerns expressed by Mr. Stearns at the hearing. He acknowledged that the re-construction of the roadway will be difficult and said construction easements will need to be obtained from some property owners.

II. CONCLUSIONS:

- A. The conclusions prepared by the Planning Staff and contained on pages 5 and 6 of the Planning Staff's Advisory Report accurately set forth a portion of the conclusions of the Hearing Examiner and by this reference is adopted as a portion of the Hearing Examiner's conclusions. A copy of said report is available in the Planning Department.
- B. This report only addresses the section of roadway which falls within 200 feet of Mean High Water. Other approvals needed will not be addressed as part of this report.
- C. If funds for the proposed bicycle lane are not available and/or if it is determined during the design process that the bicycle lanes are unnecessary, then the elimination of the bicycle lanes, either in part or entirely, should not affect the remainder of this project.

III. RECOMMENDATION:

Based upon the foregoing findings of fact and conclusions, it is recommended that the requested shoreline development permit be approved subject to the following conditions:

1. A minimum of two pedestrian rest/view areas shall be provided.
2. Prior to project construction, an erosion control plan shall be developed which incorporates measures to minimize or avoid water quality impacts during construction. The plan shall be implemented during construction.
3. Where applicable and appropriate, site restoration of disturbed areas shall be accomplished with six months of project completion.

Dated this 20th day of May, 1993.

Lucy Orman for Ron McConnell

Ron McConnell
Hearing Examiner

Rezoning - Recommendations

Any decisions of the Examiner approving a rezone, with or without conditions, shall constitute a recommendation to the City Council. The City Council shall consider the recommendation within 35 (thirty-five) calendar days at a regular meeting.

Council Action

Any application requiring action by the City Council shall be taken by the adoption of a motion by the Council. When taking any such final action, the Council shall make and enter findings of fact from the record and conclusions therefrom which support its action. The City Council may adopt all or portions of the Examiner's findings and conclusions.

The action of the Council, approving, modifying, or reversing a decision of the Examiner, shall be final and conclusive, unless within ten (10) business days from the date of the Council action a party of record applies for a Writ of Certiorari to the Superior Court of Washington for Pierce County, for the purpose of review of the action taken.

**MINUTES OF THE APRIL 21, 1993
HEARING ON THE CITY OF GIG HARBOR
APPLICATION**

Ronald L. McConnell was the Hearing Examiner for this matter. Participating in the hearing was: Steve Osquthorpe, representing the City of Gig Harbor Planning Department; Ben Yazici, representing the City of Gig Harbor Public Works Department; and E. Bryan Stearns, a resident.

The following exhibits were offered and entered into the record:

- A. Planning Staff's Advisory Report.
- B. Memo from Ray Gilmore, dated 4/15/93.
- C. Storm drainage plans.
- D. Photos.
- E. Letter from E. Bryan Stearns, Jr. dated 5/5/93.

PARTIES OF RECORD:

Ben Yazici
Department of Public Works
City of Gig Harbor

E. Bryan Stearns, Jr.
9520 N. Harborview Dr.
Gig Harbor, WA 98335

ENVIRONMENTAL ELEMENTS

To be Completed by Applicant

Evaluation for
Agency Use Only

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other Rolling.

b. What is the steepest slope on the site (approximate percent slope)?

2 - 3%

c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Clay, Sand and Gravel

d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No. Harborview Drive profile will be raised in the vicinity of the Shoreline Restaurant. This will require approximately 370 cubic yards of fill material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes; minor erosion could occur to exposed road surfaces.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Currently, 20 to 40 feet of roadway is covered with impervious surface. After project completion, 39 to 50 feet of roadway will be covered with impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard road construction erosion control practices will be implemented, including but not limited to siltation fencing and hay bales.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Standard heavy equipment emissions will occur during normal working hours.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The project will offer reduced air emissions as a result of smoother traffic flow.

3. Water

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Gig Harbor Bay; Crescent Creek

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, portions of the road improvement project lie within 100 feet of the Bay.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No surface water or wetlands will be disturbed.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Drainage ditches will be closed and replaced with curbs, gutters, and sidewalks. Storm drainage facilities along the entire length of the project will ease water pollution.

- (5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged into surface waters.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No ground water will be affected.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground.

c. Water Runoff (including stormwater)

(1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, in known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm drainage will run along the entire project and discharge into the existing outfall into the Bay.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials, if any, will not enter ground or surface waters.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Storm drains will provide adequate control of water pollution.

4. Plants

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Vegetation will not be disturbed.

c. List threatened or endangered species known to be on or near the site.

No known endangered species near site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All landscaping within right-of-way will be maintained by the City's Public Works/Maintenance Department.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other: squirrels
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

No known endangered species near the site.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

No existing vegetation will be disturbed.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Gasoline and diesel fuel for construction equipment during project construction.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Possible utility line breaks may occur.

- (1) Describe special emergency services that might be required.

Emergencies will be handled by the appropriate utility company.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

Standard road construction safety measures will be observed.

- b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

North Harborview currently carries approximately 14,000 vehicles per day.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical heavy equipment noise will be present during normal working hours of construction.

- (3) Proposed measures to reduce or control noise impacts, if any:

The project will ease traffic congestion and improve noise pollution.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Main arterial through commercial and residential properties.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.
Businesses, single family residences, apartments
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
WC, B-2, RB-1, WR, R-1
- f. What is the current comprehensive plan designation of the site?
Waterfront; Residential; Commercial
- g. If applicable, what is the current Shoreline Master Program designation of the site?
Urban Environment.
- h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
No increase to existing population.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any?
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project is consistent with City of Gig Harbor 6-Year Transportation Plan.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.
No increase to existing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No new proposed structures.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The project will enhance existing views by building at least three pedestrian rest areas at various locations along the project length.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Viewing platform on Bay.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Bus pull-outs, sidewalks, crosswalks, rest areas, and bike lanes.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe..
No.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
First library in Gig Harbor.
- c. Proposed measures to reduce or control impacts, if any:
The project will not impact any historic feature.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Channelization improvements at three key intersections will improve the capacity and air pollution caused by current congestion.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Improvements will be made to existing parking space with

To be Completed by Applicant

Evaluation for
Agency Use Only

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The project will improve North Harborview with asphalt overlay, storm drains, and curbs, gutters, and sidewalks.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

14,000

- g. Proposed measures to reduce or control transportation impacts, if any:

The project is designed to reduce current congestion.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No impact on public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

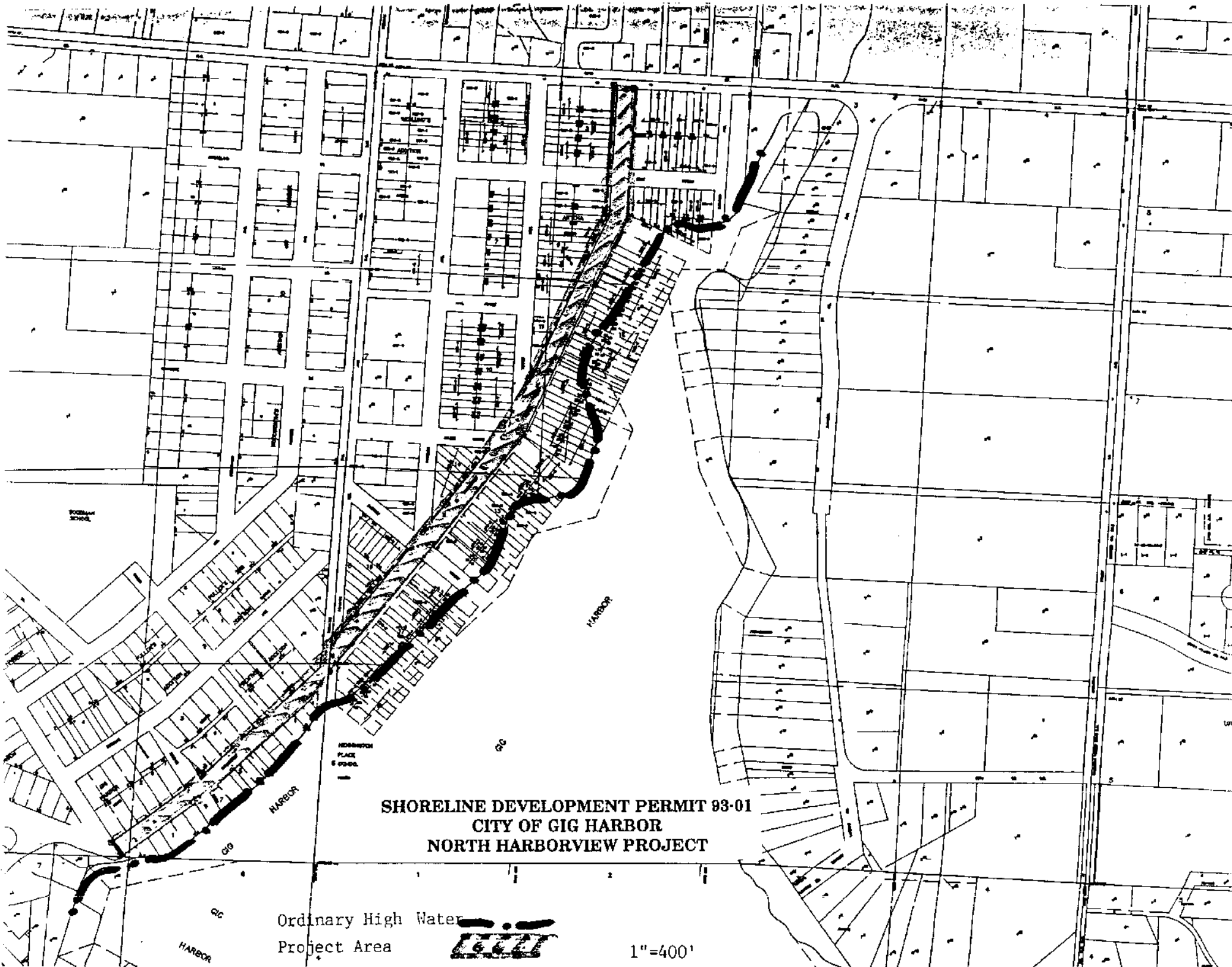
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Storm drains will be provided to entire length of project.

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

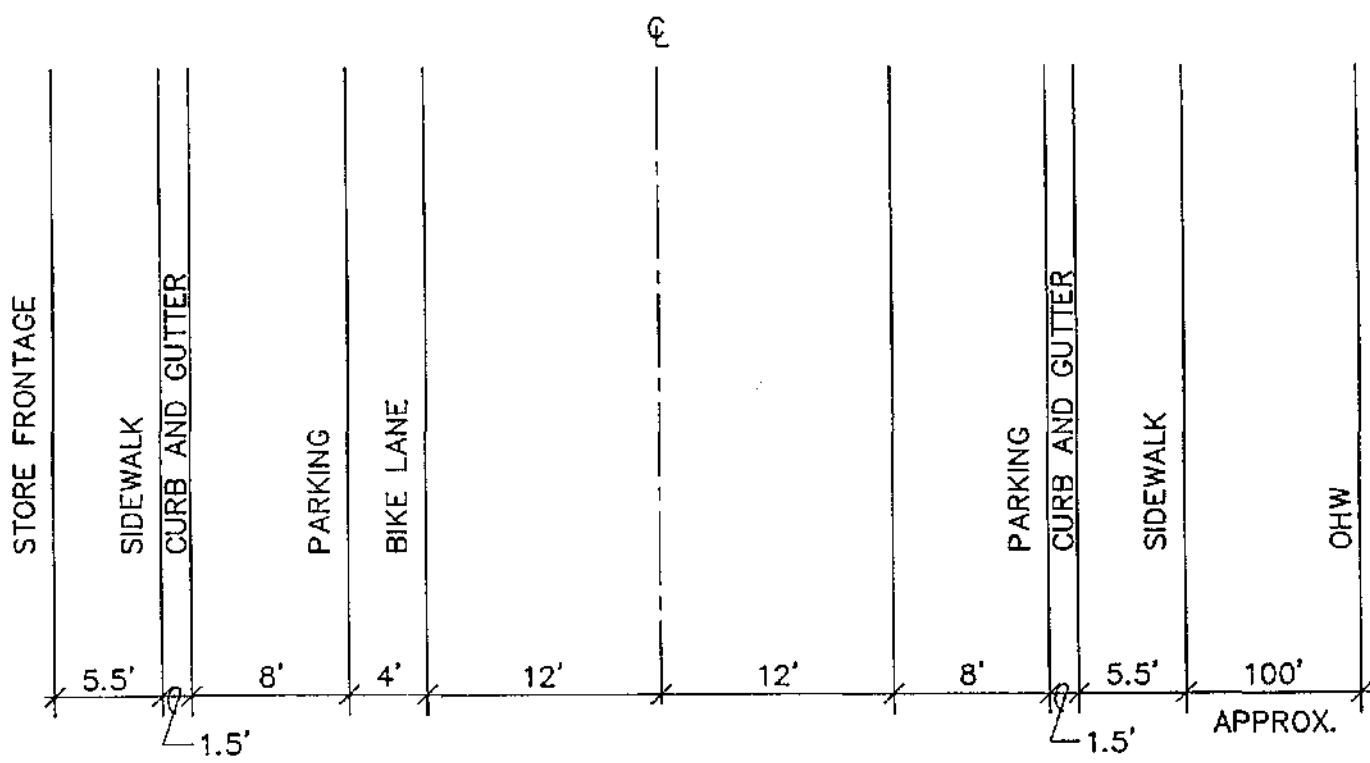
Date Submitted: 3/29/93 Signature: [Handwritten Signature]



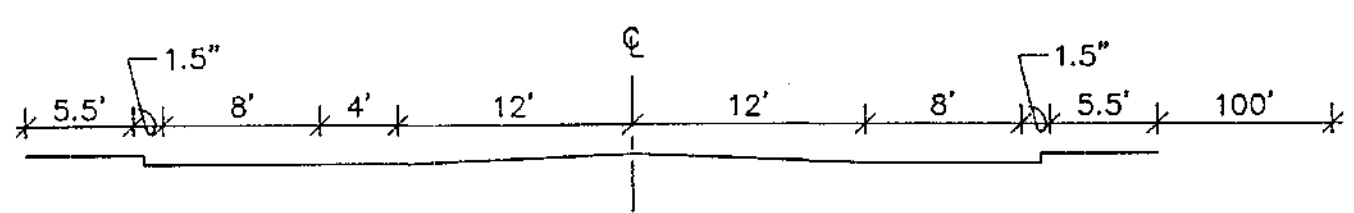
SHORELINE DEVELOPMENT PERMIT 93-01
CITY OF GIG HARBOR
NORTH HARBORVIEW PROJECT

Ordinary High Water
Project Area

1"=400'

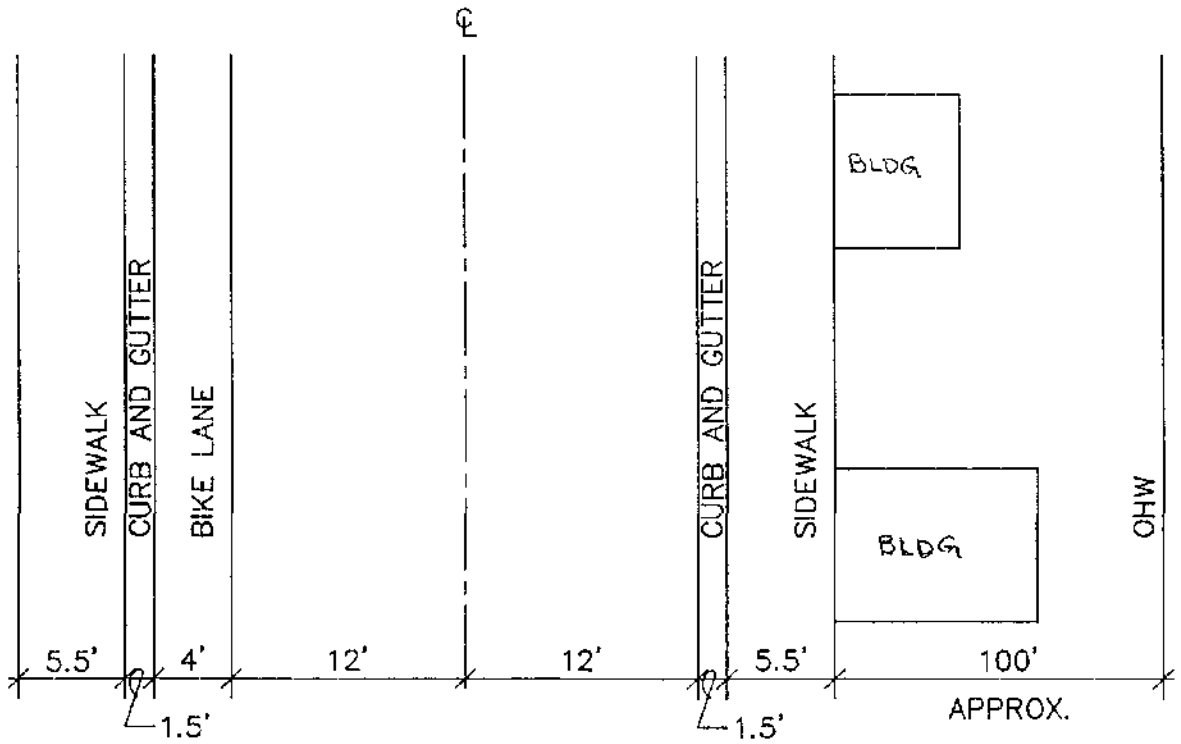


PLAN

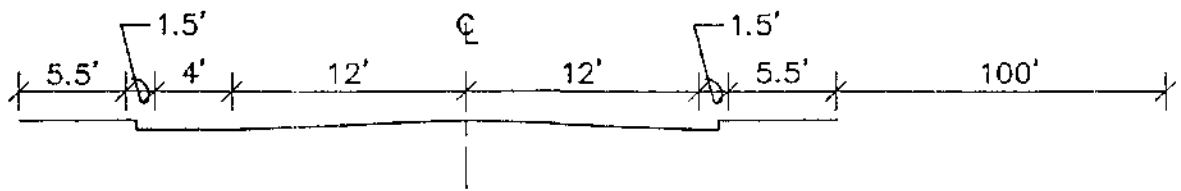


SECTION

CITY OF GIG HARBOR DEPARTMENT OF PUBLIC WORKS			
TYPICAL ROAD SECTION WITH PARKING			
APPROVED BY CITY ENGINEER		DATE	
REF	DWN WJH	CKD BBY	FILE

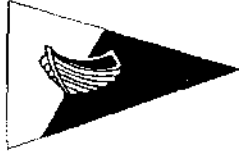


PLAN



SECTION

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TYPICAL ROAD SECTION WITHOUT PARKING				
APPROVED BY		DATE		
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REF	DWN	CKD	DATE	FILE
	WJH	BBY		



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, PUBLIC WORKS DIRECTOR *BY*

RE: GENERATOR PURCHASE FOR WELL PUMPS
(200 KW)

DATE: MAY 20, 1993

The Council allocated \$30,000 in the 1993 Budget to purchase a generator for the Water Department. A Call for Bids was published the weeks of April 5 and 12, 1993, with bid opening on April 21, 1993. A summary of the bid results is attached.

Whitewater Engineering Corporation submitted the low bid of \$29,321.60, including sales tax.

RECOMMENDATION

I recommend a Council motion to authorize the Public Works Department to purchase a 200 KW Diesel Generator for our Water Department in the amount of \$29,321.60 from Whitewater Engineering Corporation.

200 K.W. DIESEL GENERATOR
TO BE USED FOR WELL PUMPS

	<u>BIDS*</u>
1) Whitewater Engineering	\$ 29,321.60
2) E. C. Distributing Co.	31,216.72
3) Pacific Detroit Diesel	31,448.49
4) Cummings Northwest, Inc.	32,336.77
5) Simpower Products, LTD	32,521.04
6) N.C. Machinery Power Systems	35,374.57
7) Star Rental & Sales	38,041.54
8) Aarenc	73,149.69

*Includes Washington State Sales Tax @7.8%

MAYOR'S REPORT

Population Growth

Following a joint meeting (5/20), that included members of the Pierce County Regional Council, Pierce County Council, and Tacoma City Council, the population forecast was returned to Puget Sound Regional Council to be reevaluated. The report is attached for your information.

Emergency Preparedness

The initial two information meetings held for reviewing the need for *individual family preparation* for emergencies were very well attended. There was standing room only for the May 20th session which was capably led by Shirley Rettig, Nancy Waring, Ray Zimmerman, and John Miller.

Interest in neighborhood education sessions is high. The 1,000 information packets are being assembled by volunteers under the leadership of Shirley and Nancy. Their effort is commendable. John Miller, as neighborhood coordinator, will schedule additional preparedness sessions. I urge councilmembers to participate when a meeting is scheduled in your neighborhood.

MEMORANDUM

May 14, 1993

TO: Pierce County Regional Council
FROM: GMCC Population Subcommittee
SUBJECT: Population Forecasts

Prior Action

At the April 15, 1993, PCRC meeting, the GMCC recommended that the PSRC TAZ 1 (TAZ: Transportation Analysis Zones) population projections should be used as the basis for the County population disaggregation, under the assumption that the numbers will be treated as minimum for merely general information and as a frame of reference for meeting minimum OFM projections.

At the time, the projections were being revised and corrected and were not available. Bob Sicko of the Puget Sound Regional Council made a presentation to the PCRC to explain the methodology.

Reasons For Use of This Projection Series

- a. The projections are prepared by an objective party, utilizing a relatively sophisticated methodology, and is readily available.
- b. Assumptions in the model include treating Tacoma as a regional center and containing an urban growth area ("Urban Study Area"). Other centers have not been designated in Pierce County, although the city of Puyallup and Lakewood have been under consideration.
- c. PSRC projection series include population, households and employment data.
- d. PSRC TAZ 1 projection totals for Pierce County are close to OFM 20 projections.

Transmittal of PSRC TAX 1 Projections

PSRC released their projections on April 30. Pierce County and the city of Puyallup requested they aggregate the TAZ 1 projections by:

- a. municipalities;
- b. municipalities' Urban Growth Study Areas; and
- c. County Urban/Rural area.

PCRC Memorandum

May 14, 1993

Page 2

Attached is a map showing the overlaps of municipalities' urban growth study areas on the TAZ's.

The technique employed by PSRC to split TAZ's lead to some obvious errors. PSRC divided population in "split TAZ's" in proportion to land area (i.e. TAZ's that are partially in one Urban Growth Study Area and partially in another, or TAZ's that are within city limits and outside city limits). Additionally, all of the overlap areas between Urban Growth Study Areas are separately tabulated and have not been added into the totals for the Urban Growth Study Areas.

Population Subcommittee review of these projections revealed various other concerns. One of which is inaccurate 1990 population baselines. It is anticipated that a significant amount of time will be required of GMCC members and PSRC staff to refine this data.

The attached table shows a summary of PSRC's projections by Urban Growth Study Areas. Hard copies of all of the TAZ data is available upon request from Pierce County Planning.

Remaining Policy Issue

During the development of the Countywide Planning Policies, the Steering Committee had not agreed to use population disaggregation as a method to establish maximum populations for coordinated planning purposes, but rather would treat the OFM projection as a minimum

The policy question remains: what is the purpose of disaggregation? Does PCRC want to use population disaggregation as a method to size urban growth areas and determine appropriate densities? If not, each jurisdiction is on its own to create population projections that it is comfortable with and upon which it will base its comprehensive plan. Some areas may be planned for excessive capacity and there may be significant competition between urban areas, potentially inconsistent with the Growth Management Act.

GMCC Recommendation

No action is recommended by PCRC for acceptance of these projections; however, they are interesting reference numbers. GMCC Population Subcommittee does not anticipate making further refinement to the projections unless there is policy direction on the ultimate use of the numbers.

City	1990 Census Population	1990 TAZ Pop Allocation	1990 UGA/ City Pop	1990 UGA Pop (UGA/City Pop – TAZ Pop Alloc)	1990 Urban/ Rural Pop (city&cnty)	2010 UGA/ City Pop	2010 Urban/ Rural Pop
Bonney Lake	7,494	6,238	22,707	16469		33,369	
Buckley	3,516	1,087	5,751	4664		7,143	
Carbonado	495	42	102	60		127	
DuPont	592	623	695	72		4,269	
Eatonville	1,374	15	134	119		142	
Fife	3,864	2,508	5,114	2606		7,857	
Fircrest	5,258	4,024	6,502	2478		8,479	
Gig Harbor	3,236	1,246	6,750	5504		10,916	
Milton*	4,995	3,939	11,507	7568		15,868	
Orting	2,106	588	4,096	3508		6,916	
Puyallup	23,875	24,100	51,068	26968		75,491	
Roy	258	29	68	39		102	
Ruston	693	686	693	7		941	
South Prairie	180	41	69	28		96	
Steilacoom**	5,728	6,437	7,259	822		8,530	
Sumner	6,281	6,598	10,690	4092		13,643	
Tacoma	176,664	167,084	309,293	142209		376,596	
Wilkeson	366	69	661	592		825	
Total	246,975	225,354	443,159	217,805	471,594	571,310	616,953

UGA Overlaps		
Auburn/Bonney Lake	1,043	1,603
Auburn/Pacific/Sumner	130	156
Auburn/Sumner	231	354
Bonney Lake/Buckley	37	46
Bonney Lake/Orting	756	1,290
Bonney Lake/Sumner	1,175	1,804
Fife/Milton/Tacoma	644	1,052
Fife/Tacoma	185	303
Fircrest/Tacoma	3,173	4,137
Milton/Puyallup	1,602	2,119
Pacific/Sumner	367	470
Steilacoom/Tacoma	12,134	35,229
Total	21,477	48,563

* Includes King County

** Includes Fort Lewis

1990 Pierce County Population – OFM

2010 Pierce County Projection – OFM

586,203

792,179



Pierce County

Office of the County Council

930 Tacoma Avenue South, Room 1046
Tacoma, Washington 98402-2176
(206) 591-7777
FAX (206) 591-7509
1-800-992-2456

RECEIVED
MAY 14 1993
CITY OF GIG HARBOR

PIERCE COUNTY COUNCIL PUBLIC MEETING NOTICE

Concerning the Proposed Comprehensive Plan for Pierce County

Proposal No. R93-95, A Resolution of the Pierce County Council Establishing the 20-Year Planning Period for the County's Comprehensive Plan; and Establishing Total County Population Projections for the Planning Period and the Total Rural Population Growth Increase for the Planning Period.

Proposal No. R93-96, A Resolution of the Pierce County Council Adopting and Establishing Preliminary Urban Service Study Areas Within Pierce County to Provide a Starting Point for Negotiating and Designating Urban Growth Areas as Required by the Growth Management Act (RCW 36.70A)

MEETING DATE: Tuesday, May 25, 1993

TIME: 4 p.m.

PLACE: County Council Chambers, Room 1045
County-City Building
930 Tacoma Avenue South
Tacoma, Washington

These proposals are scheduled for final consideration at this meeting. The Council encourages public participation. Public testimony will be taken. Written comments are welcome as well.

Dated: May 5, 1993

