

GIG HARBOR CITY COUNCIL MEETING

JULY ~~14~~¹³, 1992

7:00 p.m., City Hall Council Chambers



AGENDA FOR GIG HARBOR CITY COUNCIL MEETING
JULY 13, 1992

PUBLIC COMMENT/DISCUSSION:

CALL TO ORDER:

PUBLIC HEARINGS:

1. Resolution approving 6-year street improvement plan.
2. Ordinance revision to the zoning code regarding building height - 1st reading.

APPROVAL OF MINUTES:

CORRESPONDENCE: None scheduled.

OLD BUSINESS:

1. Ordinance vacating a portion of Sellers St. - 2nd reading.
2. Ordinance amending Wetland Ordinance - 2nd reading.
3. Ordinance amending zoning code: Accessory dwelling units in R-1 district - 2nd reading.

NEW BUSINESS:

1. Ordinance restricting hours of construction - 1st reading.
2. Ordinance approving Hoover Road annexation - 1st reading.
3. Ordinance requiring installation of fire sprinklers/ smoke alarms in certain existing buildings - 1st reading.
4. Software purchase request.

DEPARTMENT MANAGERS' REPORTS:

1. Police.
2. Public Works.

COUNCIL COMMITTEE REPORTS: None scheduled.

MAYOR'S REPORT: None scheduled.

ANNOUNCEMENTS OF OTHER MEETINGS:

1. July 16, 1992, 8:30 a.m.: Public Safety Committee - 1) Truck ban regulations, 2) Fireworks, 3) Hazardous waste disposal plan, 4) marine regulations.



APPROVAL OF PAYROLL:

Warrants #7180 through #7286 in the amount of \$139,373.96.

APPROVAL OF BILLS:

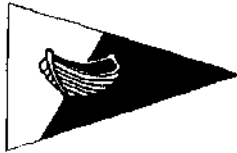
Warrants # through # in the amount of \$

EXECUTIVE SESSION:

1. Puratich claim.

ADJOURN:





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: BEN YAZICI, DIRECTOR OF PUBLIC WORKS
DATE: JULY 9, 1992
SUBJECT: SIX YEAR TRANSPORTATION PLAN

BBY

We are required to update and adapt the Six-Year Transportation Plan on a yearly basis. Please find attached this year's plan and adopting resolution for your consideration and approval.

This year's plan is very similar to last year's. Following is a list of projects that have been completed, and consequently, eliminated from the new six-year plan.

1. Stinson Avenue Improvements
2. Soundview Drive (currently in process)
3. Hunt Street (currently in process)
4. Pioneer Way Improvements
5. Fuller Street (public alley) Overlay
6. 5th Street (public alley) Overlay

Two new projects have been added to the current plan.

1. Peacock Hill Avenue
2. Vernhardson Street

The goal of the new plan is to continue improving the arterial street throughout the city as funding becomes available.

By approving this plan, the city is not committing to funding these projects. Each project will be evaluated during budget time and the Council may change the priority order either now or during the budget process.

RECOMMENDATION:

I recommend a council motion to approve the attached Six-Year Transportation Improvement Plan, along with the adopting resolution.

**CITY OF GIG HARBOR 1993 - 1997 SIX-YEAR
TRANSPORTATION IMPROVEMENT PLAN
NARRATIVE**

1) NORTH HARBORVIEW DRIVE - Burnham Drive to Vernhardson Street

This project consists of storm drainage, curbs, gutters, and sidewalk improvements. Existing pavement will be overlaid with asphalt concrete pavement and any deficiency related to signage and pedestrian circulation will also be addressed.

The city funds appear to be the only ones available for this project.

2) HARBORVIEW DRIVE - Dorotich Street to Burnham Drive

The proposed improvements for this project consist of minor storm drainage improvements and pavement overlay. The city overlaid a portion of Harborview Drive in 1992. The 1993 proposal for overlay begins where the 1991 overlay project ended in the vicinity of Dorotich Street/Harborview Drive intersection and ends at the intersection of Burnham Drive/Harborview Drive.

Funding sources for this project is expected to be strictly city funds as it is not anticipated to be qualified for any state or federal funds.

3) PEACOCK HILL AVENUE - North Harborview Drive to Vernhardson

The purposed of this project is to rehabilitate the deteriorating existing pavement. Minor street widening (3' to 4'), will be included along with an enclosed storm drainage system, curbs, gutters and sidewalks on one side of the street.

Funding sources for this project are not known, but local funds are most likely to complete it.

4) VERNHARDSON STREET - North Harborview Drive to City Limit

The proposed improvements on this project consist of

pavement overlay, an enclosed storm drainage system, curb, gutter and sidewalk construction on one side of the street.

The city funds appear to be the only source of funds for this project.

5) **ROSEDALE STREET - City Limits to Harborview Drive**

The purpose of this project is to repair the existing pavement. The street should be overlaid with 1-1/2" thick asphalt concrete pavement.

The city funds appear to be the only source of funds for this project. The project is scheduled to be completed in 1992.

6) **BURNHAM DRIVE**

7) **PRENTICE STREET**

These projects propose to build curbs, gutters, and sidewalks along with an enclosed storm drainage system on one side of each street. The projects are being proposed primarily to address storm drainage problems and pedestrian safety issues.

Funding sources for these projects are not known at this point.

8) **KIMBALL DRIVE - Pioneer Way to Hunt Street**

The proposed improvements with this project consist of two through lanes (one each direction), one two-way left turn lane, a bike lane, curbs, gutters and sidewalks on both sides of the streets. A fully actuated traffic signal at the Kimball/Pioneer intersection, enclosed storm drainage system and illumination along the length of the project will also be constructed.

Preliminary engineering work of this project has been completed and a funding source is unknown at this point.

9) **REPAIR AND RESTORATION OF VARIOUS STREETS**

This proposes paved roadway surfaces and storm drainage improvements on various public streets throughout the city.

The city owns approximately 16 miles of asphalt paved roads within the city limits. The roads are very expensive to build. In order to protect the city's investment and to extend the useful life of roads, some type of maintenance should be implemented. The total of \$35,000 has been scheduled for 1993 with this six-year plan to address such problems.

10) **EMERGENCY**

CITY OF GIG HARBOR

RESOLUTION #

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ADOPTING A SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM AND DIRECTING THE SAME TO BE FILED WITH THE STATE SECRETARY OF TRANSPORTATION AND THE TRANSPORTATION IMPROVEMENT BOARD.

WHEREAS, pursuant to the requirements of Chapters 35.77 and 47.26 RCW, the City Council of the City of Gig Harbor has previously adopted a Comprehensive Street Program, including an arterial street construction program, and thereafter periodically modified said Comprehensive Street Program by resolution, and

WHEREAS, the City Council has reviewed the work accomplished under the said Program, determined current and future City street and arterial needs, and based upon these findings has prepared a Six-Year Transportation Improvement Program for the ensuing six (6) calendar years, and

WHEREAS, a public hearing has been held on the said Six-Year Transportation Improvement Program, and

WHEREAS, the City Council finds that there will be no significant adverse environmental impacts as a result of adoption or implementation of the Six-Year Transportation Improvement Program,

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, HEREBY RESOLVES as follows:

Section 1. Program Adopted. The Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (1993-1998, inclusive), a copy of which is attached hereto as Exhibit A and incorporated herein by this reference as if fully set forth, which Program sets forth the project location, type of improvement and the estimated cost thereof, is hereby adopted and approved.

Six-Year Transportation Improvement Program
Page 2

Section 2. Filing of Program. Pursuant to Chapter 35.77 RCW, the City Clerk is hereby authorized and directed to file a copy of this Resolution forthwith, together with the Exhibit attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this _____ day of _____, 1992.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with city clerk: 7/9/92
Passed by city council:





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: July 8, 1992
SUBJ.: Proposed Revision to Zoning Code -- Definition of Building height, site area, lot area.

Attached for your consideration are proposed revisions to the zoning code. The revisions consist of amending the definition of building height, site area and lot area in order to correct what is considered by staff and the Planning Commission as "loopholes" on the maximum height/lot coverage calculation.

The zoning code currently permits maximum height calculation to be based upon the highest elevation above the natural grade where the footprint of the building would be located. Generally, the higher the location of the footprint on the property, the more "effective" maximum height can be obtained. The loophole consists of obtaining variances from setbacks which, if a structure is located at a higher elevation than the buildable envelope of the property (the lot area excluding the setbacks), can result in a higher structure overall.

In respect to lot area or site area, the code currently allows the inclusion of tidelands for calculating site area or lot area. This is the same inclusion as allowed under the old (pre-1990) zoning code. However, in reviewing my notes from the January 19, 1990 Council/Planning Commission worksession, it appears that the consensus was to exclude tidelands from site area calculation. The importance of this in respect to impervious coverage is that, given sufficient tideland ownership, the upland portion of a waterfront parcel could potentially be developed to 100% impervious coverage even though the maximum is 40% of the lot area. In conjunction with the current method of height calculation, this could result in a residence being constructed which would effectively "overwhelm" a small waterfront parcel in respect to height and scale.

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Considering that most of the City's current building permit activity is residential, Council's immediate attention to this matter is appreciated. The Planning Commission has reviewed these proposed changes and recommends approval.

DRAFT

CITY OF GIG HARBOR

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE 17 OF THE GIG HARBOR MUNICIPAL CODE REVISING THE DEFINITION OF BUILDING HEIGHT TO EXCLUDE BASIS OF HEIGHT DETERMINATION WITHIN REQUIRED YARDS.

WHEREAS, the Gig Harbor Zoning Code was amended in April of 1990 to permit a maximum height based upon the highest footprint of the elevation of the building above the natural grade; and,

WHEREAS, it is the intent of the City Council that maximum height would be based upon the elevation of the property within the buildable envelope and the maximum impervious coverage of the lot, tract or parcel, exclusive of any yards; and,

WHEREAS, some houses have been constructed with approved yard variances which allowed for a base height determination in excess of what was envisioned by the Council; and,

WHEREAS, an amendment to the definition of "building height" and "site area" is appropriate to protect the general health, safety, welfare and interest of the citizens of Gig Harbor in promoting residential structures and lot area coverage consistent with the scale of the City.

NOW, THEREFORE, the city council of the City of Gig Harbor ORDAINS as follows:

Section 1. The zoning code is hereby amended as follows:

...

17.04.080 Area, site. "Site area" means all of the area within the boundaries of a lot, tract, parcel or site, excluding tidelands and public rights-of-way dedicated to the state, county or city for use as thoroughfares and private rights-of-way established for motor vehicular thoroughfares, provided that private rights-of-way which provide common access to three lots or less within a shortplat may be included of the purpose of calculating lot area.

DRAFT

page 2

...

17.04.160 Building height. "Building height" means the vertical distance measured from the highest elevation of the natural grade of the property where the footprint of the building will be located to the highest point of the roof, excluding chimneys and antennae, PROVIDED that height may not be based upon the property grade within the required yards or setbacks regardless of whether or not a yard/setback variance is authorized for the property.

...

17.04.460 Lot area. "Lot area" means all of the area within the boundaries of a lot excluding rights-of-way and tidelands. (see Section 17.04.080).

...

Section 2. This ordinance shall be in full force and take effect five (5) days after publication according to law, after notification of approval by the Pierce County Boundary Review Board.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved by its Mayor at a regular meeting of the council on this 26th day of July, 1992.

Gretchen Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Clerk/Treasurer

Filed with the City Clerk: 7/13/92
Passed by the City Council:
Date Published:
Effective Date:

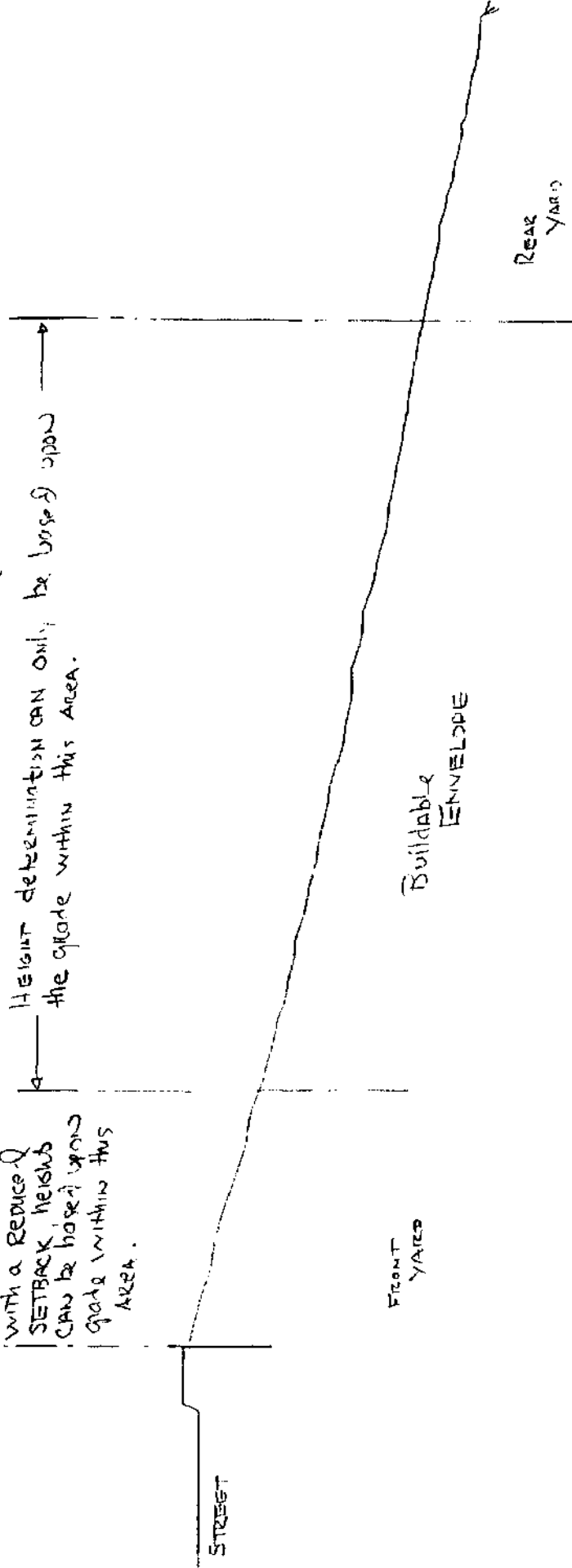
BUILDING HEIGHT

Currently:

with a reduced
SETBACK HEIGHTS
can be based upon
grade within this
AREA.

AMENDED DEFINITION OF BUILDING HEIGHTS:

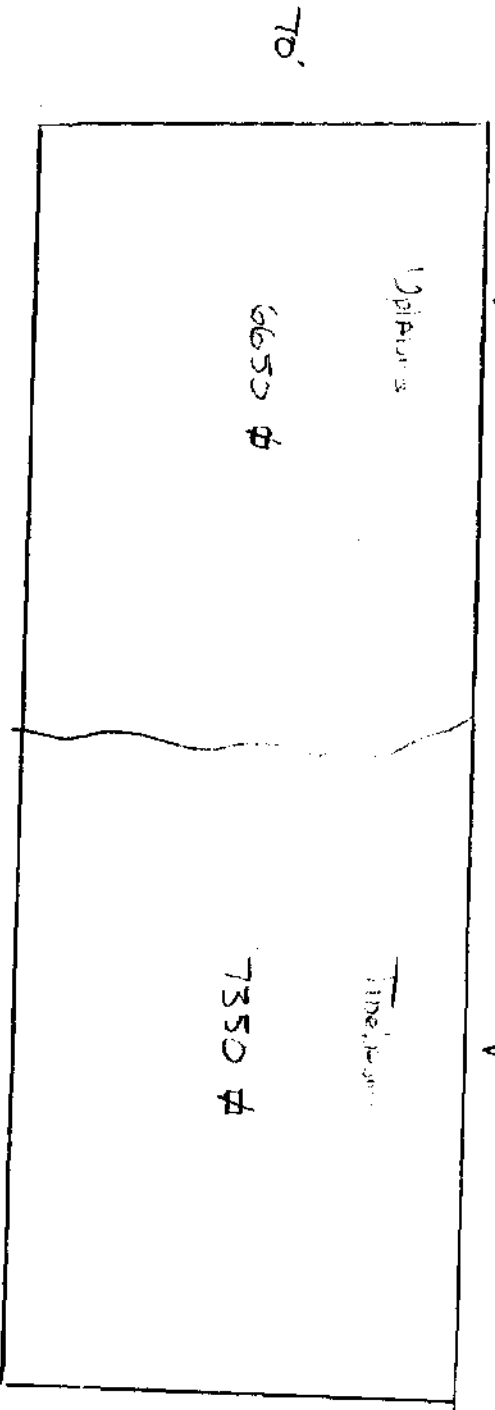
HEIGHT determination can only be based upon
the grade within this AREA.



Site Area / 1st Area

Proposed existing so definition under existing National Area Site / 1st Area CALCULATIONS.

MAX IMPERVIOUS ALLOWABLE:
40% of 6650 = 2660 #



Current Situation: 200'

14,000 square feet total

- 6650 : Impervious
- 7350 : Turfgrass

MAXIMUM IMPERVIOUS COVERAGE @ 40% = 5600 square feet (of total)
5600 square feet = 84% of total portion
Smaller impervious area would result in higher impervious coverage allotment.

REGULAR GIG HARBOR CITY COUNCIL MEETING OF JUNE 22, 1992

PRESENT: Councilmembers Frisbie, Stevens-Taylor, Platt, English, Markovich, and Mayor Wilbert.

PUBLIC COMMENT/DISCUSSION: None scheduled.

CALL TO ORDER: 7:04 p.m.

PUBLIC HEARINGS:

1. **Ordinance vacating a portion of Sellers St. - 1st reading.**

City Administrator Mark Hoppen explained the proposed ordinance to vacate Sellers Street.

Jeff Drolshagen, applicant, presented a case for the three interested parties, Mrs. Cone, Mrs. Robinson, and himself.

Jerilyn Romney, a concerned citizen, had questions regarding the geology of the area and voiced concerns regarding drainage control and aquifer recharge.

Discussion followed regarding lot size and distribution of land, and the feasibility of shortplating the property. Mr. Drolshagen explained that he wouldn't be able to shortplat due to L-shape of property.

The public hearing was then closed. First hearing was concluded, with the second reading to be at the next council meeting.

2. **Ordinance amending Wetland Ordinance - 1st reading.**

Ray Gilmore, Planning Director, explained changes contained in the ordinance to amend the City Wetland Management Ordinance.

Jerilyn Romney suggested improved plat maps to alert potential land buyers of the potential wetlands. She also asked to change the language to read "State Registered Surveyor" rather than just "Licensed Surveyor".

Public hearing was then closed. Second reading to be held at next council meeting.

3. Ordinance amending zoning code: Accessory dwelling units in R-1 district - 1st reading.
Ray Gilmore presented the proposed request to amend the zoning ordinance to allow accessory dwellings in R-1 zones.

Discussion followed supporting need for such accessory dwellings. Ray introduced Steve Osguthorpe, Planning Assistant, who answered questions regarding the 6' building separation and guards against "condoization". Ray Gilmore passed out a staff analysis to Councilmembers.

Jerilyn Romney spoke against use of grass block pavers due to groundwater contamination due to automotive fluid leakage. She also wanted language to be included in Condition 6 regarding 40% pervious coverage to prepare the builder what was required up front.

Councilman Frisbie suggested moving slowly on accessory dwellings, and wanted to modify condition No. 2 to require the assessor dwelling be attached to the primary residence, until it could be determined how homeowners would care for these structures. In the future, the code could be modified to allow separate structures if the concept is successful.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the meeting of June 8, 1992.
Stevens-Taylor/Platt - approved by a vote of 4-0 with English abstaining.

CORRESPONDENCE: None scheduled.

OLD BUSINESS:

1. Ordinance amending fee schedule ordinance - 2nd reading.
Mr. Gilmore conducted the second reading for the radon test kit fee ordinance.
MOTION: To approve ordinance #627.
Frisbie/Steven-Taylor - unanimously approved.
2. Shoreline permit SDP91-02: Walt Williamson office building. (Moved from new business).
Ray Gilmore presented a request to consider a shoreline permit allowing building of an office building.

Walt Williamson was on hand to answer council questions, and thanked council and staff for their cooperation in dealing with his issue.

Several questions arose regarding parking commitments to Harbor Inn and WB Scotts, capacity to catch debris from boat cleaning, and public viewing access.

Mr. Williamson voiced concern over who would be liable for the public if someone were injured, and pointed out that City Council required his paving of the parking five years ago, placing him in non-compliance. He agreed to work with Ray Gilmore to resubmit his request after applying for a variance and addressing the other concerns.

MOTION: To adopt Resolution #359, but strike condition #3 requiring leased parking to be paved and striped.

After further discussion, no motion was taken, and motion was withdrawn by Councilman Markovich.

MOTION: To table the application for a period not to exceed six months until applicant could work with Mr. Gilmore and reapply.
Frisbie/Stevens-Taylor - unanimously approved.

NEW BUSINESS:

1. Hearing Examiner report and recommendation on CUP92-02/SPR92-02 Gig Harbor United Methodist Church.
Ray Gilmore explained the 5,776 s.f. expansion to the Methodist Church education wing. He asked to strike condition "D" as it was covered under another section.

Jerilyn Romney voiced concerns on the aquifer recharge and asked that a soils analysis be done.

Councilman Frisbie suggested that Ben Yazici, Public Works Director be made aware of soil concerns and it be monitored during the preliminary engineering phase of construction.

MOTION: To pass Resolution No. 359 with condition "D" eliminated.
Corbett/English - unanimously passed.

2. Request to amend site plan - Texaco, Inc.

Mr. Gilmore presented the request to revise plans approved in October 1990.

John Rains, Texaco Representative was on hand to show examples of colors and answer questions.

Harry Schmidt, Engineer for Texaco corporation, explained they were proposing the change to match the canopy being replaced.

Ed Stone, Texaco Retailer was also on hand to answer questions.

Discussion by council members concluded that the existing brick fascia was ascetically preferable.

MOTION: To not amend Resolution No. 296.
Stevens-Taylor/English - passed unanimously.

4. Street name for Knox short plat (Kelsey Lane).

Ray Gilmore presented street name change.

MOTION: To accept street name Kelsey Lane.
Markovich/Stevens-Taylor - unanimously approved.

5. Ratification of County-wide Planning Policies and interlocal agreement.

Mark Hoppen presented the policies and interlocal agreement.

Mayor Wilbert read a letter of encouragement to accept the policy.

Discussion led to agreement that it should be approved and the city could then confront the task of dealing with individual regulations.

MOTION: To authorize execution of a County-wide Planning Policy and Interlocal Agreement.
English/Platt - unanimously approved.

6. Liquor license application for change in corporate officers.

DEPARTMENT MANAGERS' REPORTS: None scheduled.

MAYOR'S REPORT: None.

ANNOUNCEMENTS OF OTHER MEETINGS:

1. Wetlands Worksession - June 29, 1992 at 7:00 p.m.

COUNCIL COMMITTEE REPORT:

1. Hermanson Park & Sell:

Councilmember Corbett Platt stated that Pierce County was proceeding as if requests had been approved, when in fact they were denied.

Jerilyn Romney stated they were planning to bring in large containers to contain sewage and have them emptied on a regular basis.

Mark Hoppen agreed to hand deliver documentation stating that the city denies utility extension to the site.

MOTION: To submit documents denying utility service to the site.
Platt/English - unanimously approved.

2. Construction Noise Ordinance:

Councilmember Markovich requested Mark Hoppen to draft an ordinance restricting construction noise to be presented at the next council meeting.

APPROVAL OF BILLS:

MOTION: To approve payment of warrants #8981 and #9046 through #9084 in the amount of \$21,053.06.
Platt/Frisbie - unanimously approved.

EXECUTIVE SESSION:

MOTION: To go into executive session at 9:30 p.m. for the purpose of discussing a claim.
Frisbie/Platt - unanimously approved.

MOTION: To return to regular session.
Platt/English - unanimously approved.

MOTION: To turn claim over to Hartford Insurance.
Frisbie/Stevens-Taylor - unanimously approved.

ADJOURN:

MOTION: To adjourn at 9:38 p.m.
Stevens-Taylor/Platt - unanimously approved.

Cassette recorder utilized.
Tape 281 Side A 540 - end.
 Side B 000 - end.
Tape 282 Side A 000 - end.
 Side B 000 - end.
Tape 283 Side A 000 - 062

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 Council members
From: Mark Hoppen, City Administrator *MH*
Subject: Request to vacate Sellers Street
Date: July 9, 1992

A request to vacate Sellers Street is being made by adjacent property owners, Mr. Jeffrey Drolshagen, Ms. Margaret Robinson, and Mrs. Rhea Cone. Sellers Street is a street located in north Gig Harbor, adjacent at its southernmost point to North Harborview Drive. It has not been used.

The area, which has a square footage of 12,450 square feet is estimated by the applicant to possess a market value of \$1,245.

A petition filed with the City Clerk has been signed by all adjacent property owners, meeting the requirement that 2/3 of the abutting property owners file for street vacation. Notification has been provided as per statute and an ordinance has been prepared to authorize this vacation.

RCW 35.79.030 states that the City Council has the right to determine: 1) whether to grant the petition for vacation or not; 2) whether or not to reserve easement or to retain the right to grant easement on the vacated land for construction, repair, and maintenance of public utilities and services; and 3) whether or not to require abutting property owners to compensate the city in an amount which does not exceed one-half the appraised value of the area so vacated, except in the event the property was acquired at public expense in which case 100% of the appraised value can be required as compensation.

In this case the city received the land through a grant from the Artena Land and Improvement Club in 1890.

Mr. Ben Yazici, Public Works Director, reports that a feasible use of this street property is for future retention and treatment of storm water, a public utility task which will be required of the city in the future.

Recommendation: Review the attached ordinance, make the decision whether or not to vacate, and stipulate changes if desired within the scope of the RCW 35.79.030 (easement and compensation considerations). This is the second reading of the ordinance. Additionally, if the decision is made to vacate, then consider asking staff to have the property appraised by a certified appraiser of staff choosing.

CITY OF GIG HARBOR

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, VACATING THE PORTION OF SELLERS STREET, ORIGINALLY PLATTED AS OAK STREET IN GIG HARBOR, WHICH LIES NORTH OF THE STREET CURRENTLY KNOWN AS NORTH HARBORVIEW DRIVE AND ORIGINALLY PLATTED AS FRONT STREET.

WHEREAS, the referenced portion of right-of-way is undeveloped, and;

WHEREAS, the referenced portion of right-of-way is not necessary to the street and circulation plans of the city, and;

WHEREAS, the City Council passed Resolution No. 353 initiating the procedure for the vacation of the referenced street and setting a hearing date; and

WHEREAS, after the required public notice had been given,, the City Council conducted a public hearing on the matter on June 22, 1992, and at the conclusion of the hearing determined that the aforementioned right-of-way should be vacated.

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

Section 1. The portion of the street currently known as Sellers Street, originally platted as Oak Street in Gig Harbor, which lies north of the street currently known as North Harborview Drive and originally platted as Front Street, as shown on the plat files on August 20, 1890, denominate as the Town of Ardena, Pierce County, Washington, attached hereto as Exhibit 1 and incorporated by this reference as if set forth in full, is hereby vacated.

Section 2. The City Clerk is hereby directed to record a certified copy of this ordinance in the office of the Pierce County Auditor.

Section 3. This ordinance shall take effect five days after passage and publication as required by law.

Ordinance No.
Page 2

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 _____ day of _____, 1992.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with city clerk: 6/17/92
Passed by city council:
Date published:
Date effective:

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

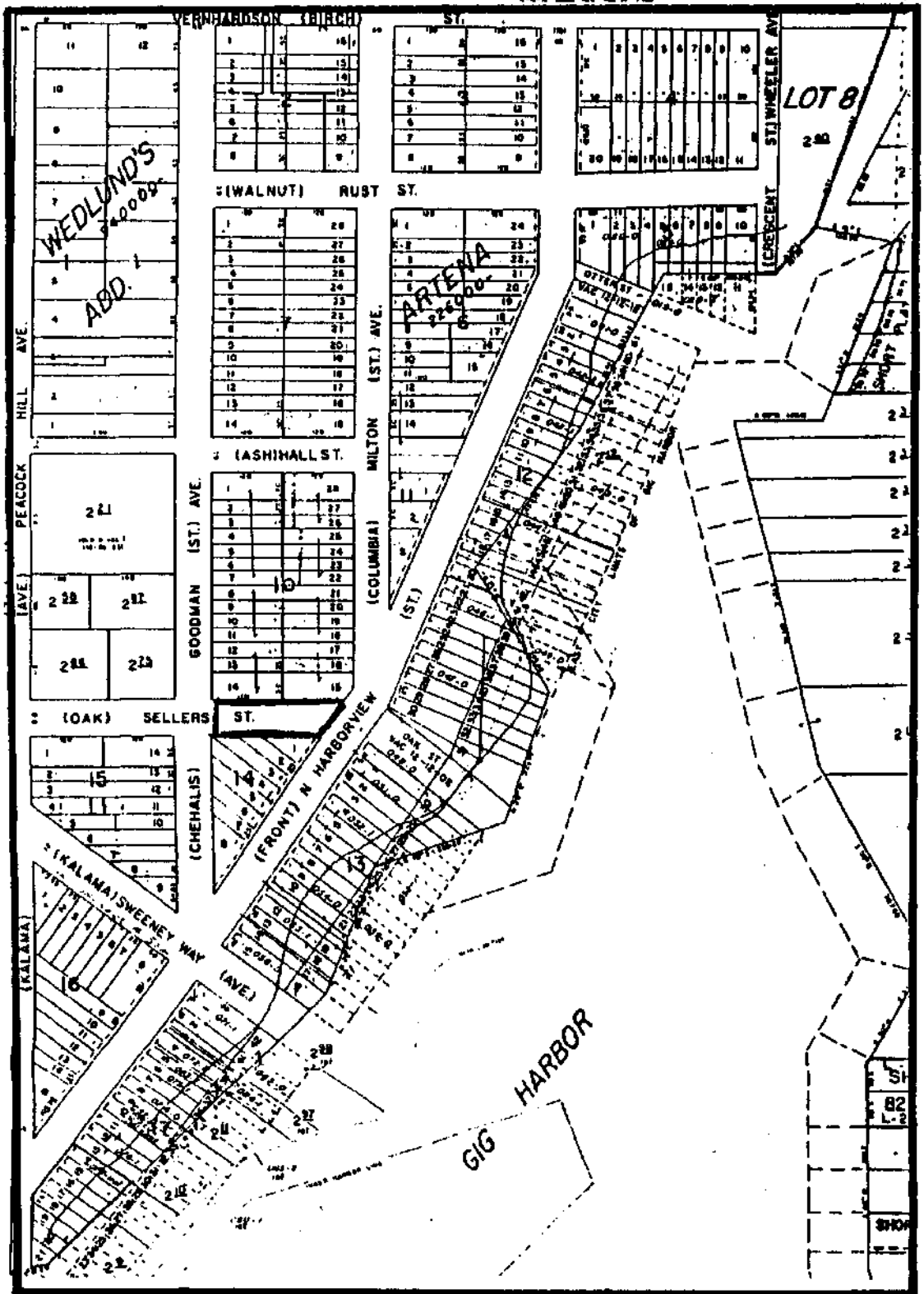
On this day personally appeared before me Gretchen A. Wilbert, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN unto my hand and official seal this _____ day of _____, 1992.

NOTARY PUBLIC in and for the
State of Washington residing
at _____
My commission expires _____

SUBJECT SITE - 'Sellers Street' (undeveloped)

1/4 1/4 SEC 34 T42N R17E
1/4 1/4 SEC 35 T42N R17E
1/4 1/4 SEC 36 T42N R17E





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: *RG* Ray Gilmore
DATE: July 9, 1992
SUBJ.: 2nd Reading: Amendments to City Wetland
Management Ordinance, Wetland Maps.

Attached for your consideration is the revised proposed ordinance to amend the City of Gig Harbor Wetlands Management Ordinance to adopt wetlands delineation maps for wetlands within the city. Revisions have been included based upon the Council worksession with the Planning Commission on June 30th.

The revisions proposed as a result of the worksession consist of the following:

1. Revising the threshold on Category III wetlands (formerly Category IV) from 2,500 square feet to 10,000 square, except where a wetland exhibits significant biological function or value or contains a species designated as rare or endangered) the threshold remains at 2,500 square feet.

[Type III wetlands identified within the city which have been identified as marginal (having little functional value) are less than 10,000 square feet. Of the two identified, one has been eliminated by the development of an approved subdivision and the other is located on a steep hillside that is also regulated by the City's Critical Areas Ordinance. A 10,000 square foot threshold for Category IV wetlands (with the one exception) is considered reasonable.]

2. Amending maps to exclude the Category IV (to be III) wetlands less than 10,000 square feet and eliminating the Category V "stream" in North Creek Estates.

[The Category V stream in North Creek Estates is not identified on the Department of Natural Resources stream typing map for this area. To be considered as a regulated wetland under the City's

wetland ordinance, the stream must be identified as a Type 3 through 5 water by the Dept. of Natural Resources stream typing map. The North Creek Estates drainage is not identified on the DNR maps, although the consultant was informed by Dept. of Fisheries staff that the "stream" supports salmonids.

3. Clarifying licensed professional surveyor as "registered in the State of Washington."

[Based upon comment received at the Council hearing on June 23, the revision is reasonable.]

With the exception of the above three revisions, the original recommendations of the Planning Commission are contained within the ordinance.

CITY OF GIG HARBOR

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING ORDINANCE NO. 611 AMENDING SECTIONS REQUIRING DELINEATION OF WETLANDS AND TO ADOPT CITY OF GIG HARBOR WETLAND MAPS.

WHEREAS, the City of Gig Harbor adopted Ordinance No. 611 on November 12, 1991; and,

WHEREAS, Section 4 of Ordinance No. 611 provided that upon the completion of wetlands mapping for the City, and upon further review by the planning commission and city council, the ordinance would be revised and its current form would expire; and,

WHEREAS, the City retained a consultant to delineate, identify and classify wetlands within the City, which has been accomplished as of April 30, 1992; and,

WHEREAS, the Planning Commission conducted a public hearing on May 19 to accept public testimony on the proposed maps; and,

WHEREAS, the Planning Commission, in a work session on May 28, reviewed the comments received at the hearing and has recommended, by consensus, that the City Council adopt the maps prepared by I.E.S. Associates and affect revisions to certain sections of the City of Gig Harbor Wetland Ordinance (Section 18.08).

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

Section 1. The following sections are hereby amended:

...

Section 18.08.040 Wetlands classification guidelines/ratings

...

4. Category IV III

- a. Regulated wetlands which do not meet the criteria of a category I or II wetlands and which are greater than 10,000 square feet in area; and,

- b. Hydrologically isolated wetlands that are greater than 10,000 square feet but less than or equal to one acre in size, and have only one wetland class and have only one dominant plant species.
- c. Hydrologically isolated wetlands less than 10,000 square feet in area which contain a rare or unique species or which have significant biological function and value.

...

Section 18.08.070 (H) Permitting Process

Prior to the submittal of a wetlands analysis report or the development of a lot which has a classified wetland as identified on the City Wetland Map, boundaries of wetlands 2,500 square feet or more shall be staked and flagged in the field by a wetland specialist and surveyed by a licensed professional surveyor registered in the State of Washington. Field flagging shall be distinguishable from other survey flagging on the site.

...

Section 18.08.090 (A) Wetland Analysis Report Requirements

A wetland analysis report shall be prepared by a qualified wetland specialist and submitted to the department as part of the SEPA review process established by the City of Gig Harbor Environmental Policy Ordinance, Chapter 18. ~~In any case in which a land-use application is submitted prior to a determination that a wetland analysis report is required, the wetland analysis report shall be submitted to the Department and distribution by the Department to appropriate reviewing agencies for environmental review.~~ A wetlands analysis report is not required for those wetlands mapped and classified per the City of Gig Harbor wetlands map. A wetlands analysis report is required with all annexation petitions and land-use applications for properties which do not have wetlands mapped and classified per the City of Gig Harbor wetlands map.

...

18.08.100 Buffer Areas

...

Wetland Category	Buffer Width
Category I	150 Feet
Category II I	100 Feet

Ordinance #
Page 3

Category III II	50 Feet
Category IV III	25 Feet
Category V IV	Type 3 Water-35 Feet
	Type 4 Water-25 Feet
	Type 5 Water-15 Feet

...

18.08.230 Designated Wetlands

...

3. Areas which have been designated as wetlands per the City of Gig Harbor Wetlands Inventory and Maps, May/June 1992.

...

Section 2. Validity. 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 no affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. This ordinance shall take effect and be in full force five (5) days after publication.

PASSED by the City Council of the City of Gig Harbor, Washington, and approved its Mayor at a regular meeting of the council held on this _____ day of _____, 1992.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk


Filed with City Clerk: 6/11/92
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

**GIG HARBOR COMMUNITY DEVELOPMENT
STAFF REPORT**

TO: City Council
FROM: Planning Staff 
DATE: July 13, 1992
RE: Text Amendment allowing Accessory Apartments in
Single Family Zones - Second Reading

=====
The City Council's first reading of a proposed text amendment allowing accessory apartments in single family zones was held on June 22, 1992. There was little discussion either by the public or by the City Council, although a few issues were raised which may merit further discussion.

Issues for Discussion

1. Use of grass block pavers. The only public input during the public hearing was in regards to the use of grass block pavers and their potential for increased ground water pollution. The Staff recognizes the need to preserve underground water quality but does not believe that using grass block pavers in parking areas will have any greater impact on ground water quality than standard hard-surface run-off. Grass block pavers do maintain a greater area of pervious surfaces which may avoid other potential impacts to the environment; however, the Staff recommends grass block pavers for aesthetic purposes only.

2. Attached -vs- detached units. There was some question over the Staff's rationale in requiring that detached accessory apartments be at least 6 feet behind the primary structure. The purpose of the six foot separation is two fold: First, building code requires a separation of at least 6 feet between structures unless a fire wall is used. Second, keeping the structure 6 feet behind the primary structure would help provide more visual open space between primary structures on contiguous lots, i.e., open space would be held in larger areas between primary structures rather than being diluted down into smaller spaces between primary and accessory structures.

The Council expressed concern over potential blight problems associated with detached accessory apartments, citing as an example the deteriorated condition of detached apartments in the Bremerton area. The Staff also had concerns about this because Bremerton does have a number of deteriorated accessory units interspersed into otherwise single family neighborhoods. However, the Staff recognizes that blight problems are usually indicative of an area's demographic profile and believes that Gig Harbor has some advantages over Bremerton in this regard. Bremerton's profile is characterized by a transient population with an owner occupied housing rate of only 39.1% compared to 72.6% in Gig Harbor (1990 Census). Moreover, many of the accessory apartments in Bremerton were built during a war time housing crunch when the City's population was more than double its current population. Hence, accessory units were built as quickly, cheaply and densely as possible.

The accessory apartment ordinance would avoid hasty development and does include a number of "safety valves" to avoid poor quality or maintenance problems. For example, accessory apartments may be permitted only as a conditional use. This would allow the Staff and the Hearing Examiner to consider how the character of the primary residence and surrounding development would be retained should an accessory apartment be approved.

In addition, the conditional use process allows a site-specific evaluation to determine if the unit would best be suited as an attached or detached structure. It is likely that owners of larger parcels having detached garages may want to convert the garage or the area above the garage into an accessory apartment. In this case the detached unit would retain the appearance of an accessory building while avoiding modification of the primary residence.

A third consideration is the design requirements of accessory apartments. The ordinance would require that accessory apartments use design elements similar to the existing residence (e.g. materials, window styles, colors, etc.). As a result, the accessory apartment would appear to be part of the primary unit which would presumably encourage similar maintenance efforts by the owner.

Finally, the ordinance as drafted requires that the accessory unit be under the same ownership as the primary unit with no opportunity for condominium conversion. This is a tool that other communities have used to encourage on-site management and one which the Staff believes is

sufficient for Gig Harbor's more stable population. A possible draw-back is that the drafted ordinance does not require the owner to live on-site. An owner/occupant provision could be added as a requirement for accessory apartments and could be monitored by periodic reviews of utility billings. The Staff would prefer this alternative to an absolute prohibition of detached units, believing that there will be situations where detached units would better reflect existing site conditions.

Staff Recommendation

In summary, the Council may choose to, (a) adopt the ordinance as drafted which allows for detached units; (b) amend the drafted ordinance to allow detached units provided that the owner live on-site; (c) amend the drafted ordinance to prohibit detached units. The Staff recommends that the Council adopt the proposed ordinance as stated in either alternative (a) or (b).

Should the Council adopt option (b), the Staff recommends that the definition of Accessory Apartment read as follows:

17.04.015 Accessory Apartment. "Accessory apartment" means a residential unit with a functional kitchen, bath, and outside entrance, of up to 600 square feet, attached to or on the same parcel as a single family residence in an R-1 (single family) zone. Accessory apartments shall be under the same ownership as the primary residential unit on the same parcel with the owner living on-site in either unit. Accessory apartments shall not be condominiumized or otherwise sold separate.





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GIG HARBOR, WASHINGTON 98335
(206) 851-8136

To: Mayor Wilbert and City Council members
From: Mark Hoppen, City Administrator *MH*
Subject: Ordinance establishing hours for the limitation of
residential and commercial construction
Date: 7/10/92

Attached for your consideration is an ordinance which limits the hours of residential and commercial construction within the city limits of Gig Harbor. The proposed ordinance is consistent with similar area ordinances, and regulates construction hours on workdays, weekends, and holidays.

Also, the ordinance provides for reasonable administrative exceptions to be made by city staff. The ordinance establishes charges for inspections after hours. Additionally, the ordinance sets a monetary civil penalty for each day (or part of a day) of violation not to exceed \$200 dollars per day (or part of a day).

This is the first reading of the ordinance.

CITY OF GIG HARBOR
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, CREATING A NEW CHAPTER 8.32, ENTITLED "CONSTRUCTION HOURS" AND NEW SECTIONS THEREUNDER; ESTABLISHING DESIGNATED HOURS FOR PERMITTED RESIDENTIAL AND COMMERCIAL CONSTRUCTION WITHIN CITY LIMITS SUBJECT TO EXCEPTIONS; ESTABLISHING MINIMUM PAYMENT FOR THE TIME OF CITY INSPECTORS CALLED ON OUTSIDE OF DESIGNATED CONSTRUCTION HOURS; ESTABLISHING PENALTIES; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Gig Harbor continues to experience population growth and increased density, both reflected in ever escalating residential and commercial construction projects, most taking place within populated areas of the city; and

WHEREAS, in the past several months, the city has received more and more requests for relief from after hours construction and its attending problems: increased construction activity, noise, and roadway congestion after hours and on weekends and holidays; and

WHEREAS, limiting hours of construction will not be materially detrimental to public health, safety, and general welfare, but will indeed promote all of these;

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

Section 1. A new Chapter 8.32 of the Gig Harbor Municipal Code is hereby created to read as follows:

8.32

Hours of Operation

Sections:

- 8.32.010 Construction hours regulated
- 8.32.020 Minimum inspection charges after hours
- 8.32.030 Penalties

8.32.010 Construction hours regulated.

- A. Except as permitted in subsection B of this section, any construction activity in conjunction with any approved permits, including but not limited to building permits, utility permits, clearing/grading permits, or land use certification permits shall be permitted only between the hours of 7:00 a.m. and 8:00 p.m. on weekdays, 8:00 a.m. to 8:00 p.m. on weekends and federal, state, or city observed holidays.
- B. Construction activity may be permitted outside the hourly limits set forth in subsection A only upon application and approval by the building official or by the public works director. Criteria for approval shall include project remoteness, undue hardship,, or other reasonable standards. Approval may only be for specific dates and times and under terms that the approving official deems appropriate under the circumstances.

8.32.020 Minimum inspection charges after hours. If any city code inspector is required by an approved permit applicant or agent thereof to inspect a project outside the hourly limits set forth in Section 1(A) of this ordinance, then the approved applicant shall be billed by the city for the inspector's time at a rate of \$45.00 per hour and for a minimum time of four hours. Hereafter on every second year following the effective date of this ordinance, the City Administrator shall recommend to the City Council a new reasonable hourly rate based upon inflation and customary similar charges in neighboring cities.

8.32.030 Penalties. It is unlawful for any person, firm, or corporation to violate or fail to comply with any of the provisions of this chapter. Any person, firm, or corporation who shall commit any violation of this chapter shall have committed a civil infraction and, upon a finding by the municipal court such infraction has been committed, shall pay a monetary penalty to the city in an amount not to exceed two hundred dollars per offense. Each day or portion thereof during which any violation of this chapter is committed shall constitute a separate offense.

Ordinance #
Page 3

Section 2. Validity. 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 3. Effective Date. This ordinance shall take effect and be in full force five days after publication as required by 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 _____ day of _____, 1992.

Gretchen A. Wilbert, Mayor

ATTEST:


Mark E. Hoppen
City Administrator/Clerk

Filed with city clerk: 7/7/92
Passed by city council:
Date published:
Date effective:



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

TO: Mayor Wilbert and City Council
FROM:  Ray Gilmore
DATE: July 9, 1992
SUBJ.: First Reading -- Ordinance for Adopting Hoover
Road Annexation (ANX 9101)

Attached for your consideration is an ordinance to adopt ANX 9101 (Hoover Road). The petition for annexation has been reviewed by the Pierce County Boundary Review Board and following a 45-day review period, was approved effective June 20.

Documents pertinent to your review are attached.

CITY OF GIG HARBOR

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR ADOPTING THE ANNEXATION FOR THE AREA KNOWN AS THE HOOVER ROAD ANNEXATION (ANX 91-01) AS SUBMITTED BY PETITIONERS JAMES RICHARDSON, ET.AL.

WHEREAS, on February 27, 1992, a petition for annexation of approximately 53 acres was submitted for the property lying south of Rosedale Street, east of 54th Avenue NW, north of Hoover Road and west of North Creek Estates subdivision; and,

WHEREAS, the petition which has been certified by the City Administrator as legally sufficient containing the signatures of not less than 60% of the owners of assessed evaluation and the legal description of the subject property are attached to this resolution and made a part hereto; and,

WHEREAS, such annexation proposal is within the Urban Area Boundary as defined in the Urban Area Agreement of September, 1987, between Pierce County and the City of Gig Harbor; and,

WHEREAS, such annexation proposal is within the future potential annexation area as defined by the City of Gig Harbor; and

WHEREAS, on the 28th of October, 1991, the City Council met with the initiating party during regular session of the Council; and,

WHEREAS, at that time the Council set forth the requirements placed on the petitioner wishing to annex as follows:

1. Assumption by the property owners their portion of the City of Gig Harbor's indebtedness;
2. The area shall be zoned as single family residential (R-1) and designated as within the height overlay district, subject to the City of Gig Harbor Zoning Code, Title 17 of the Gig Harbor Municipal Code;

WHEREAS, on March 6, 1992 a determination of non-significance was issued for the proposal, based upon a

page 2

review of the environmental documents submitted by the petitioner, in accordance with the City of Gig Harbor Environmental Policy Ordinance, Title 18 of the Gig Harbor Municipal Code;; and,

WHEREAS, at the public hearing of March 23rd, 1991, the City Council does hereby declared its intent to authorize and approve said annexation, and to accept same as a part of the City of Gig Harbor; and,

WHEREAS, the City Council has complied with the procedural requirements of RCW 35A.14 to the conclusion of this annexation.

NOW, THEREFORE, the city council of the City of Gig Harbor **ORDAINS** as follows:

Section 1. The real property described in this ordinance as "Exhibit A" is hereby annexed into the City of Gig Harbor and is accorded a zoning designation of R-1 (low density single family residential) and is within a height overlay district, per Section 17.62 of the Zoning Code.

Section 2. This ordinance shall be in full force and take effect five (5) days after 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 on this 27th day of July, 1992.

Gretchen Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Clerk/Treasurer

Filed with the City Clerk: 7/9/92
Passed by the City Council: 7/27/92
Date Published:
Effective Date:

EXHIBIT "A"

May 18, 1992

A VARIANCE MAY EXIST BETWEEN ALIQUOT PARTS OF A SECTION AND GOVERNMENT LOTS, PRIOR TO ANY SURVEYING AND/OR PLATTING IN REGARDS TO THE FOLLOWING DESCRIPTION A THOROUGH TITLE SEARCH IS RECOMMENDED.

A portion of the northwest 1/4 of Section 7, T.21 N., R.2 E., W.M., Pierce County, WA: more particularly described as follows;

BEGINNING at the West 1/4 corner of said Section 7;

thence northerly along the West boundary of said northwest 1/4 of Section 7 to a point on the southerly right of way boundary of Rosedale St. N.W.;

thence easterly along said southerly right of way boundary to a point on the East boundary of the northwest 1/4 of the northwest 1/4 of the northwest 1/4 (A.F.N.9112260628) of said Section 7;

thence southerly along said East boundary to the northwest corner of the west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 (A.F.N. 8306010090) of said Section 7;

thence easterly and leaving said East boundary along the North boundary (A.F.N. 8306010090) of the west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 of Section 7 to the northeast corner (A.F.N. 8306010090) of said west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 of said Section 7;

thence southerly and leaving said North boundary along the East boundary of said West 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 to the southeast corner (A.F.N. 8306010090) of said west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 of said Section 7;

thence westerly and leaving said East boundary along the South boundary (A.F.N. 8306010090) of said west 1/2 of the southeast 1/4 of the northwest 1/4 of the northwest 1/4 to the northwest corner of Lot 1 of Pierce Co. Short Plat No. 77-188 (said point also being the northeast corner of Pierce Co. Short Plat No. 78-903);

thence southerly and leaving said South boundary along the West boundary of Pierce Co. Short Plat No. 77-188 to the southwest corner of Lot 2 of said Short Plat, said point also being the northwest corner of Lot 3 of said Short Plat;

thence easterly and leaving said West boundary along the South boundary of said Lot 2 to the southeast corner thereof;

May 18, 1992

thence southerly and leaving said South boundary along the East boundary of Lot 3 of Pierce Co. Short Plat No. 77-188 to the northeast corner of Lot 4 of Survey No. 1636 as recorded in Volume 17 of Surveys at page 30 records of Pierce Co. Auditor;

thence southerly along the East boundary of said Lot 4 to the southeast corner thereof;

thence westerly and leaving said East boundary along the South boundary of said Lot 4 to the southwest corner thereof, also being the southeast corner of the west 1/2 of the west 1/2 of the southwest 1/4 of the northwest 1/4 of said Section 7;

thence westerly along the South boundary of said west 1/2 of the west 1/2 of the southwest 1/4 of the northwest 1/4 to the West 1/4 corner of said Section 7, T.21N., R. 2 E., W.M., Pierce Co., Washington, the POINT OF BEGINNING.

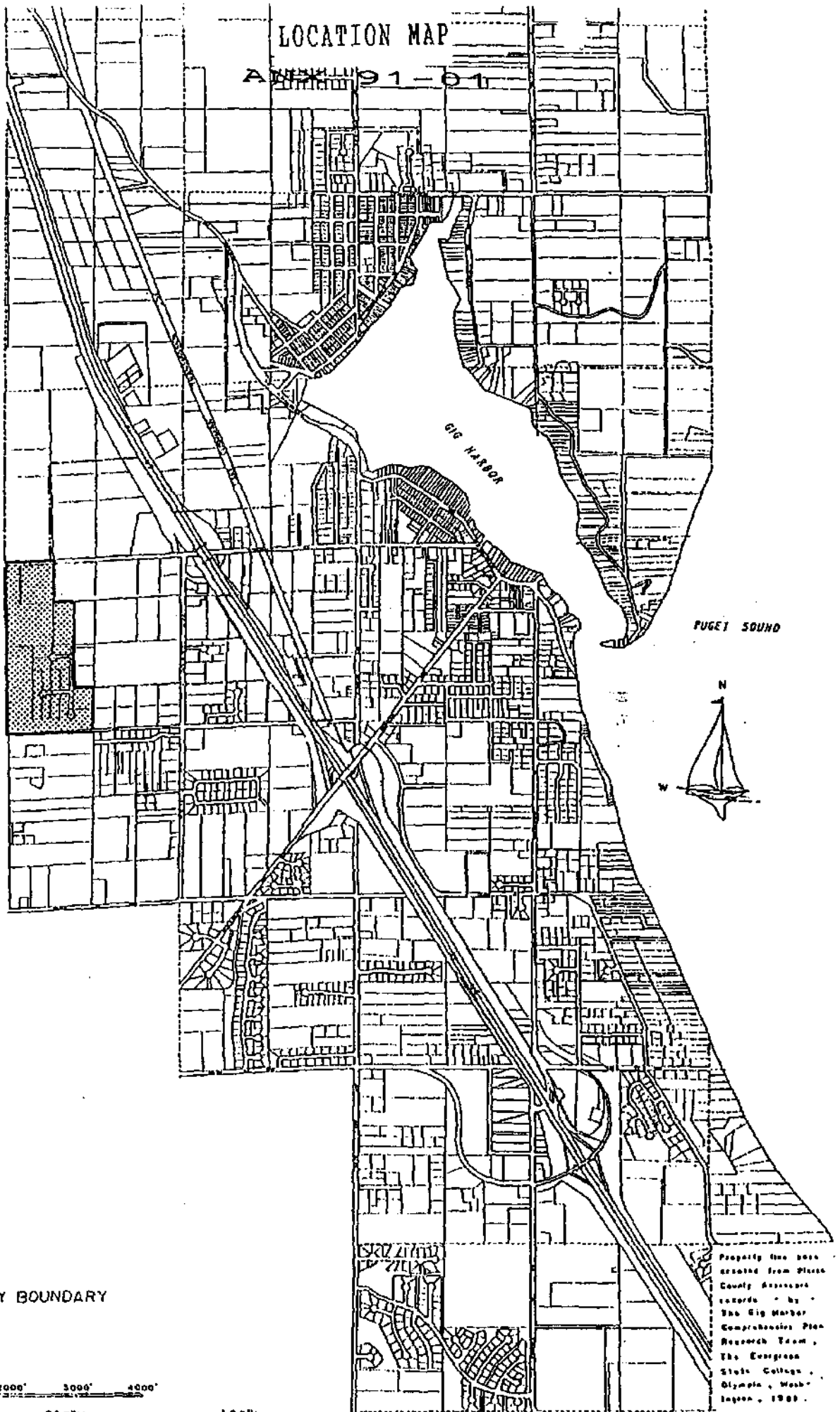
AND:

That portion of Rosedale St. N.W. within sec.'s 6 & 7, T.21 N., R.2 E., W.M., Pierce Co., WA, adjoining on the North, of the above described parcel.

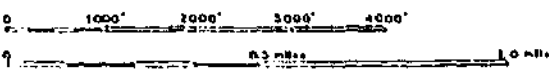
Note: This description was written from existing recorded deeds which describe parcels as being a portion of the northwest 1/4 of the northwest 1/4 of section 7, T. 21 N., R.2 E., W.M., however the GLO plat shows un-numbered Gov't lots along the West boundary of said section 7 which may affect the boundaries of said parcels when surveyed,

LOCATION MAP

ANNEX 91-01



----- CITY BOUNDARY



Property has been located from Pierce County Assessor records by The Gig Harbor Comprehensive Plan Research Team, The Evergreen State College, Olympia, Wash. August, 1989.



City of Gig Harbor. The "Maritime City."

3105 JUDSON STREET • P.O. BOX 145

GIG HARBOR, WASHINGTON 98335

(206) 851-8136

TO: MAYOR AND CITY COUNCIL
FROM: *S* STEVE BOWMAN, BUILDING OFFICIAL/FIRE MARSHAL
RE: ADOPTION OF A SMOKE DETECTOR/FIRE SPRINKLER ORDINANCE
DATE: JULY 1, 1992

Research has shown that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire, and are therefore reasonably necessary in order to protect the public health, safety and welfare. The Smoke Detector/Fire Sprinkler Ordinance is being proposed to encourage the upgrading of existing apartment buildings by the installation of fire sprinkler systems when required under special conditions (substantial remodeling), and the installation of building wiring for primary power source for smoke detectors in existing apartment buildings. Smoke detectors will be required within two years of the effective date of the ordinance.

Also, fire marshal inspections have repeatedly shown that when batteries are provided as the only source for power for smoke detectors, they have been improperly maintained in apartments. The installation of building wiring for primary power source to smoke detectors, with battery backup, will ensure functioning smoke detectors with little dependence upon the tenant for maintenance.

The Gig Harbor Building Code Advisory Board recommended approval of the proposed ordinance during their meeting on June 4, 1992. The City of Tacoma adopted a similar ordinance on June 2, 1992. The City Attorney is reviewing a draft of the adopting ordinance and will be submitting comments for consideration prior to the second reading.

RECOMMENDATIONS:

The Mayor and City Council adopt the fire sprinkler ordinance as recommended by the Gig Harbor Building Code Advisory Board after the second reading of the ordinance and inclusion of any required revisions.

CITY OF GIG HARBOR

ORDINANCE NO. _____

AN ORDINANCE relating to the Uniform Building & Uniform Fire Codes; requiring the installation of automatic fire sprinkler systems and fire alarm systems in existing multi-family buildings, hotels and motels; and amending Chapter 15.12 of the Official Code of the City of Gig Harbor by adding thereto a new sections, to be known and designated as Sections 15.12.024 and 15.12.026.

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

Section 1. That Chapter 15.12 of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.024, reading as follows:

15.12.024 AUTOMATIC FIRE SPRINKLER SYSTEMS

- A. Policy and Purpose. The City Council finds that automatic fire sprinkler systems are now technologically and economically viable and can help to reduce the loss of life and property due to fire, and are therefore reasonably necessary in order to protect the public health, safety and welfare.
- B. An automatic sprinkler system shall be installed as required in every existing building classified as a Group R, Division 1 occupancy which exceeds 5,000 square feet or exceeds two (2) stories in height or which contains five (5) or more units, and in every existing hotel and motel which contains six (6) or more guest rooms.
1. For purposes of this section, a structure with two (2) stories and a basement shall be considered as exceeding two stories.
 2. For the purposes of this section, area separation walls shall not define separate buildings.

Residential or quick-response standard sprinkler heads shall be used in dwelling unit and guest room portions of the building. The automatic fire sprinkler system may be installed in accordance with the requirements of Uniform Building Code Standard 38-3 for all existing buildings housing Group R, Division 1 occupancies, which are four or less stories in height. In buildings housing Group R, Division 1 occupancies over four stories in height, the sprinkler system shall be installed in accordance with the requirements of Uniform Building Code Standard 38-1. Uniform Building Code Standard 38-3 system to be installed in buildings with a height to highest humanly-occupied floor less than seventy-five feet above lowest Fire Department access.

C. Sprinkler Installation Requirements.

1. Automatic sprinklers in all hotels and motels shall be installed, tested and approved within five years of the effective date of this section.
2. An automatic sprinkler system, in accordance with this ordinance, shall be required to be installed immediately whenever:
 - a. A building classified as a Group R, Division 1 (as defined in Section B) occupancy is being substantially remodeled or renovated; or
 - b. A building classified as a Group R, Division 1 occupancy incurs a fire with substantial damage.
3. In the event there is a conflict between any provisions of this ordinance and the provisions of this ordinance and the provisions of the last adopted I.C.B.O. Uniform Building Code or the Uniform Fire Code, the more restrictive (greatest protection) provisions shall apply.

Section 2. That Chapter 15.12 of the City Code of the City of Gig Harbor is hereby amended by the addition thereto of a new section, to be known and designated as Section 15.12.026, reading as follows:

15.12.026 FIRE ALARM SYSTEMS

- A. Each existing dwelling unit or guest room shall be provided with approved smoke detectors. A smoke detector shall be mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes. Additional detectors shall be centrally located on the ceiling of the main room and sleeping rooms. Where sleeping rooms are on an upper level, the detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located in accordance with approved manufacturer's instructions and in conformance with the Uniform Building Code Standards. When actuated, the detector shall provide an alarm in the dwelling unit or guest room.
- B. Power Source. Smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery back-up. Wiring shall be permanent without a disconnecting switch other than those required for over-current protection. Building owners or their agents shall identify whose smoke detectors which are not wired to the primary building wiring, and shall install new smoke detectors with complying wiring within two years of the effective date of this section. Notification of compliance shall be sent to the Gig Harbor Building Official/Fire Marshal.

Section 3. Severability Clause. If any section or provision of this Ordinance or the State Building Code or its application to any person or circumstance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. Whenever any conflict occurs between any section of this Ordinance and the Code referred to in this Ordinance, the Code shall prevail.

Section 5. This Ordinance shall take effect and be in full force on the first day of September, 1992.

PASSED by the Gig Harbor City Council and approved by its Mayor at a regular meeting of the council held on the ___ day of _____, 1992.

Gretchen A. Wilbert, Mayor

ATTEST:

Mark E. Hoppen
City Administrator/Clerk

Filed with city clerk:
Passed by city council:
Date published:
Date effective:



MEMORANDUM

TO: Mayor Wilbert
Councilmembers

FROM: Tom Enlow

DATE: July 9, 1992

SUBJECT: Software Purchase

Network users have been experiencing a variety of problems with the Smart word processor that is installed on our network and are generally dissatisfied with the program. Smart lacks many features available on popular programs and many of the features it does have are unreliable and unpredictable. Among the problems encountered are: inability to print; inability to use the spell checker; failure of document save features; and inability to format documents for desired printers.

Word Perfect is the industry standard word processor and contains a long list of desirable, functional features unavailable in Smart. We receive a great deal of documentation on disk in Word Perfect format which cannot be adequately imported into Smart. We recently surveyed network users and found that a majority of users are familiar with Word Perfect and would prefer to use it.

Smart's spreadsheet module is the only spreadsheet available on the network. It is functionally equivalent to the very earliest spreadsheets developed and totally unsuitable for most of our needs. I intend to use Lotus 1-2-3 to prepare the annual report, next year's budget, quarterly financial reports and a variety of other reports and analyses. Fumiko also needs access to, and training in, Lotus so that she may assist me. Public Works and Planning also need occasional access to spreadsheets.

Software companies have recently instituted more reasonable network licensing policies which makes the conversion more affordable. We need one server version of each program and an additional workstation version for each additional concurrent user. We have 15 workstations. I estimate that we need licenses for 6 concurrent users of Word Perfect and 2 of Lotus. We will need to monitor usage and purchase additional licenses as necessary to accommodate increased usage (which I believe will be an indication of increased productivity).

Training for Word Perfect and Lotus is available from Gig Harbor/Peninsula College Center either in existing classes or in a special class for a group of us.

I contacted a number of suppliers in early June and found that the above configuration could be purchased for approximately \$2200. We have just enough money remaining in the data processing machinery and equipment line item for this purchase. Additionally, we have \$10,335 budgeted for data processing salaries and professional services which we do not intend to incur. I may be requesting your permission to use some of these funds to implement more of the computer plan later this year.

This purchase would be a deviation from our computer plan in which we intended to upgrade software as we upgraded workstations. However, due to the problems users are now encountering with Smart, this seems to be the right time to make more reliable programs available to all users who need them.

WORD PERFECT AND LOTUS 1-2-3 SOFTWARE PHONE BIDS AS OF JUNE 3

Vendor	Phone	Word Perfect			Lotus 1-2-3		Configuration Total
		Server (1 user)	User w/doc	User w/o doc	Server (1 user)	User	
Micro Whse	800-367-7080	269	219	179	649	445	2,298
Telemart	800-521-1973	285	195	165	618	414	2,172
Call Soft	800-777-5014	299	199	N/A	659	429	2,382
PC Connection	800-800-0004	265	199	N/A	659	429	2,348
PC Zone	800-258-8088	258	208	174	699	469	2,330
Peninsula Computers	851-6849	305	234	219	685	450	2,550

29-Jun-92



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

MONTHLY POLICE ACTIVITY REPORT

JUNE

DATE: 07-01-92

	<u>JUNE</u> <u>1992</u>	<u>YTD</u> <u>1992</u>	<u>YTD</u> <u>1991</u>	<u>%CHG TO</u> <u>1991</u>
CALLS FOR SERVICE	<u>242</u>	<u>1413</u>	<u>1142</u>	<u>+ 24</u>
CRIMINAL TRAFFIC	<u>29</u>	<u>149</u>	<u>106</u>	<u>+ 40</u>
TRAFFIC INFRACTIONS	<u>66</u>	<u>494</u>	<u>546</u>	<u>- 9</u>
DWI ARRESTS	<u>3</u>	<u>25</u>	<u>45</u>	<u>- 44</u>
FELONY ARRESTS	<u>10</u>	<u>37</u>	<u>35</u>	<u>+ 5</u>
MISDEMEANOR ARRESTS	<u>14</u>	<u>93</u>	<u>70</u>	<u>+ 33</u>
WARRANT ARRESTS	<u>11</u>	<u>44</u>	<u>47</u>	<u>- 6</u>

CASE REPORTS FOR JUNE 1992

7030 - THEFT 3
7031 - WARRANTS
7032 - VEH IMPOUND
7033 - ALTERED PLATES
7034 - MINOR IN POSSESSION
7035 - FOUND PROPERTY
7036 - HIT & RUN
7037 - INJURY ACCIDENT
7038 - ACCIDENT
7039 - PED ACCIDENT
7040 - WARRANTS
7041 - ASSIST CPS
7042 - UPCS W/INTENT
7043 - ACCIDENT
7044 - THEFT 3
7045 - MALICIOUS MISCHIEF 3
7046 - ATTEMPT BURGLARY
7047 - PSP/BURGLARY/THEFT
7048 - THEFT 3
7049 - FOUND PROPERTY
7050 - CONFISCATED PLATES
7051 - THEFT 3
7052 - VEH PROWL/THEFT
7053 - DOMESTIC
7054 - DWI
7055 - ACCIDENT
7056 - BURGLARY
7057 - THEFT 2
7058 - WARRANTS
7059 - ASSAULT
7060 - NARCOTICS
7061 - BURGLARY
7062 - MIP/POSS DRUG PARAPHERNALIA
7063 - VANDALISM/MAL MISCH 2
7064 - THEFT 3
7065 - RUNAWAY
7066 - INDECENT EXPOSURE
7067 - NARCOTICS
7068 - VEH IMPOUND
7069 - NARCOTICS
7070 - THEFT 2
7071 - WEAPONS/SAFEKEEPING
7072 - THEFT 3
7073 - THEFT 3
7074 - FOUND PROPERTY
7075 - VEH PROWL
7076 - NVOL/WARRANT
7077 - WARRANT
7078 - WARRANT
7079 - THEFT 3
7080 - NVOL/OBSTRUCTING/WARRANT
7081 - WARRANT
7082 - THEFT 3
7083 - ASSIST OTHER AGENCY/DV
7084 - WARRANT/POSS DRUG PARAPHERNALIA
7085 - ASSAULT 4
7086 - WARRANT
7087 - HIT & RUN
7088 - BURGLARY 2
7089 - WARRANT
7090 - RUNAWAYS
7091 - NVOL/VEH IMPOUND
7092 - TRESPASS
7093 - DOMESTIC VIOLENCE
7094 - DWI
7095 - WARRANT
7096 - THEFT 3
7097 - INJURY ACCIDENT
7098 - DWI/DWLS
7099 - DWLS/DRUG PARAPHERNALIA
7100 - THEFT 2