

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, March 2, 2023 – 3:00 p.m.
Community Rooms

*This meeting may also be accessed through Zoom
at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering
Meeting ID 932 1605 6382.*

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. Legislative Discussion – Policing Related Bills

City Administrator Katrina Knutson

2. Gig Harbor BoatShop Lease Amendments

Parks Manager Jennifer Haro

Documents:

[STAFF MEMO BoatShop Lease.pdf](#)

3. Ancich Waterfront Park Fishermen Paver Replacement Project

Parks Manager Jennifer Haro

Documents:

[STAFF MEMO Ancich Pavers.pdf](#)

4. Wastewater Comprehensive Plan Amendments - Jarzynka SFR (7401 Stinson Ave.)

Public Works Director Jeff Langhelm

Documents:

[STAFF MEMO WWCP Amendment.pdf](#)

ADJOURN

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor and City Council

FROM: Jennifer Haro, Parks Manager

DATE: March 2, 2023

SUBJECT: Gig Harbor BoatShop Lease Amendments

The Gig Harbor BoatShop (GHB) approached the City back in November about altering their lease to allow alcohol at fundraising events. Council is moving forward with an amendment to Gig Harbor Municipal Code that would allow alcohol in leased buildings. However, since the GHB lease needs to be amended to allow alcohol, GHB has asked for a couple of other changes to their lease while we were going through the amendment process:

- Restrictions on Use. GHB would is asking to loosen up the language in Section 8 of the lease. Right now, it has a list of allowed activities, and limits use to those activities “and no others,” unless GHB makes a written application to the City. They would like to remove the language about “no others” and add “but not limited to...” and add fundraising. They would also like to remove the requirement to apply to the City for each activity that they may perform at the BoatShop.
- Lease term. The Second Amendment to the GHB lease has a termination date of June 30, 2030. That date was decided on because it was a condition of the grant used for reconstruction of the Marine Railways. In order to show long-term stability for other grants or funding sources, they are asking for a 35-year lease term beginning (date) with three 20-year renewal options.
- Alcohol. The language allowing alcohol will be similar to what was presented for the Skansie Netshed Foundation lease. Alcohol will be allowed at fundraising and special events that further their non-profit mission as long as it is in accordance with all Washington State Liquor & Cannabis Board permitting and licensing requirements.

At the March 2 Council Study Session, staff will be requesting guidance from Council on whether to proceed with any or all of the proposed lease amendments and bring them forward to a regular City Council meeting for a vote. Gig Harbor BoatShop representatives will be present at the Study Session to present the current opportunity and to answer any questions you may have.



2/23/2023

Blue text - BoatShop comments.

Black text - existing lease language.

Yellow highlighted text - proposed changes.

(The lease adjustment requests allow for common 501c3 non-profit organizational uses, including fundraising and community, uses and activities - necessary to operate a successful organization. These uses were overlooked in the initial lease.

Adding including, but not limited to Section 8. allows for necessary flexibility in designing and delivering BoatShop programming.

8. Restrictions on Use

Lessee agrees that the following activities may occur on the Premises and no others and that these activities shall be conducted in compliance with all applicable regulations. In the event Lessee desires to conduct an activity that is not identified below, Lessee shall make written application to be able to conduct such activity to the City. The City's decision shall be final.

1. Boat Building

2. Boat Repair

3. Boat Restoration Activities

4. Maritime Heritage/Working waterfront Workshops and Programs, (PROPOSED NEW LANGUAGE) including, but not limited to:

a thru

j

(As we read the "a" thru "j" it leaves out much of what we currently do, or have done, such as navigation classes, marine safety classes, first aid classes, splicing classes, etc. etc. etc. it would be near impossible to anticipate all future activities and programs, so the "**but not limited to**" is critical for avoiding program limiting interpretations of the lease document).

5. Fundraising and organizational events and activities in support of the BoatShop mission examples of which include, but are not limited to; auctions, volunteer/supporter events, annual meetings, music events.

(PROPOSED NEW LANGUAGE: This addresses a lease void and oversight and defines absolutely critical events and activities that the BoatShop engages in as all cultural non-profits do. We have engaged in these activities from 2010 and need to going forward).

6. Participation in community-wide events and activities, examples of which include, but are not limited to, the Chum Festival, Maritime Gig Festival.

(PROPOSED NEW LANGUAGE: This phrase fills another lease void and oversight).

Guy Hoppen, Michael Perrow, Nicole Jones-Vogel
Gig Harbor BoatShop



PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: City Council

FROM: Jennifer Haro, Parks Manager

DATE: March 2, 2023

SUBJECT: Ancich Park Fishermen Paver Replacement Project

The City was approached by the Randall Babich of the Gig Harbor Commercial Fishermen Civic Club about replacing the existing concrete pavers at Ancich Park with granite pavers. There are currently 178 pavers – each honoring two fishing boats and their captains. There is concern that as the concrete pavers are aging, they are becoming harder to read, and will get worse over time. See Image 1 below.

The Gig Harbor Commercial Fishermen Civic Club has offered to cover the costs to replace the fisherman pavers with etched granite pavers, which will last longer and provide more visibility. They have received a quote from Premier Memorial for \$26,170.20 for recreating the pavers with granite and the replacement work. See Image 2 below.

City staff has checked with the engineering firm that helped with the design of the Ancich Boat Storage building roof, and they believe the additional weight will not cause any problems for the structure. The structure was designed to support a 4-inch thick sidewalk, so calculations concluded that the granite pavers will weigh less than the design load.

The proposal would leave any unmarked concrete pavers in place, which are located around the edges, the northern entrance, and under benches and picnic tables.

At the March 2 Council Study Session, staff will be requesting guidance from Council on whether to proceed with accepting the donation for the pavers.



Image 1: Existing Concrete Pavers in Wet Conditions



Image 2: Sample Granite Paver Adjacent to Existing Concrete Paver



PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor and City Council

FROM: Stephanie Seibel, PE, Associate Engineer

DATE: March 2, 2023

SUBJECT: Wastewater Comprehensive Plan Amendments
- Jarzynka SFR (7401 Stinson Ave)

The City of Gig Harbor is currently considering a requested sewer technical amendment to the City's 2018 Wastewater Comprehensive Plan related to sewer basins #3, and #4. The amendment specifically requests an amendment to the sewer basin delineation located in the areas of Stinson Ave and Edwards Drive. See the attached map.

The proposed amendment is related to the property owned by David and Susan Jarzynka and the adjacent Edward's Plat (PL-PPLAT-16-0005). The Edward's Plat is a 3.85-acre residential plat consisting of 13 single family lots located in the 3600 block of Edwards Drive. The Jarzynkas have a failing septic system and has worked out an agreement with the developer of the Edward's Plat to install a gravity sewer connection from the sewer being installed with the plat to his property. The Jarzynka's property is located within basin #3 and would be required to pump to the gravity sewer located above their parcel in Stinson Ave. if they were to connect within basin #3. By relocating the Jarzynkas to basin #4 it would allow them to gravity flow to sewer located in the Edward's Plat, thus meeting the City's goal of serving as many parcels as possible by gravity sewer instead of pump.

The next opportunity for a comprehensive plan amendment would be application in early 2023 and decision before the end of 2024.

This timeline was not sufficient for the Jarzynka's because their drain field is currently being inundated with surface water runoff and immediately need to either perform major drain field reconstruction or connect to the City's sewer system.

After meeting with the Jarzynka's on November 7, Katrina and Jeff Langhelm discussed options for the Jarzynkas in the time sensitive issue with the potential environment impacts then decided that, until such time the City has a new process in place for addressing such sewer basin amendments, the City will continue to follow its technical amendment process identified in Section 1.4 of the City's Wastewater Comprehensive Plan.



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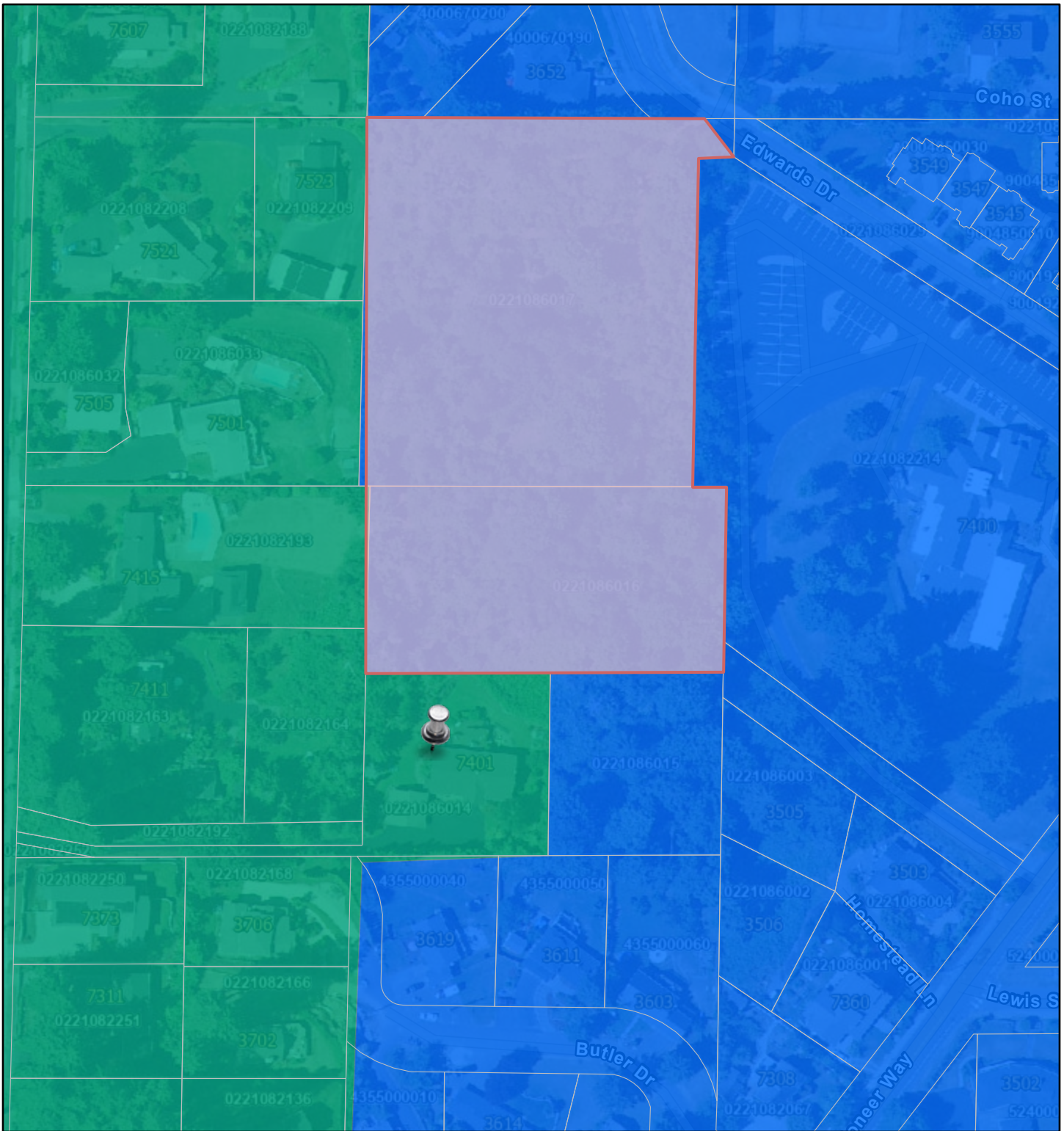
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Jarzynka WW Comp Amendment



2/23/2023, 9:15:47 AM



Jarzynka Parcel



Edwards Plat



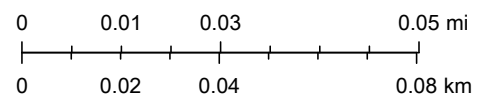
Parcel Boundary

Waste Water Basins

3

4

1:2,257



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City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.