

AGENDA
GIG HARBOR CITY COUNCIL MEETING
Monday, June 22, 2026 - 5:30 PM
Council Chambers

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. Please see the public comment & decorum section at the end of this agenda for information on options for making public comments.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGMENT

Before we begin this council meeting we would like to recognize that we are gathered on not only the ancestral and traditional lands of the sxwəbabč band of the Puyallup Tribe of Indians, but also on the site of one of the largest and longest standing historic villages of their people, the original inhabitants of the Gig Harbor area.

CHANGES TO THE AGENDA

PRESENTATIONS

1. Harbor Hill Sanctuary Joint Proclamation with Pierce County
2. America's 250th Anniversary Proclamation

PUBLIC COMMENT ON CONSENT AGENDA ITEMS

CONSENT AGENDA

1. Approval of Vouchers: AP check numbers 202595 thru 202699, PR check numbers 109161 thru 109165, and ACH payments in the amount of \$1,064,385.29
2. Approval of Payroll
3. SR16/Wollochet Drive Safety Improvements – Professional Services Contract Amendment #1 with Transportation Solutions, Inc. (TSI)

MAYOR'S REPORT

CITY ADMINISTRATOR'S REPORT

1. Department Updates

BUSINESS ITEMS

- 1. First Reading of Ordinance 15XX amending GHMC 13.34 regarding water and sewer service outside city limits**
Suggested Motion: Consider adoption of ordinance at second reading.
 - a. Staff Report: Public Works Director Jeff Langhelm, PE
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

- 2. Public Hearing on Resolution 1361 Adopting 2027-2032 Six-Year Transportation Improvement Program (TIP)**
Suggested Motion: Approve Resolution 1361 adopting the 2027-2032 Six-Year Transportation Improvement Program (TIP).
 - a. Staff Report: City Engineer Aaron Hulst, PE
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

- 3. Public Hearing and First Reading of Ordinance Amending Critical Areas Code (GHMC 18.08)**
Suggested Motion: Approve amendments to GHMC 18.08 Critical Areas based on review of best available science
 - a. Staff Report: Community Development Director Eric Baker
 - b. Clarifying Questions
 - c. Public Comment
 - d. Council Deliberation and Action

PUBLIC COMMENT ON NON-AGENDA ITEMS

COUNCIL REPORTS/ COMMENTS

ANNOUNCEMENT OF UPCOMING MEETINGS

- 1. Upcoming City Meetings**

ADJOURN

PUBLIC COMMENT & DECORUM

PUBLIC COMMENT & DECORUM

The city council wants to hear from the public as much as possible. However, the

business of the city must proceed in an orderly, timely manner. The primary purpose of council meetings is to conduct the city's business so we have created a variety of ways the community can make their voices heard. Monday city council meetings are just one opportunity. These guidelines are designed to make sure every person who wants to be heard has both the opportunity to be heard and feels welcome to do so.

We receive comments three ways:

1. During council meetings
2. During council study sessions.
3. Email mayorandcouncil@gigharborwa.gov at any time about any issue. This email goes to the elected officials and leadership at the city.

Public Comment at City Council Meetings

We welcome comment at Council meetings during three specific times: 1) prior to approval of the consent agenda (about the consent agenda); 2) prior to deliberation on each business item and 3) at the end of each business session (about any item that concerns you).

When the mayor calls for public comment, please come to the front of the room (or raise your hand on Zoom). When it's your turn, we'll ask you to tell us your name and connection to the issue you want to discuss. You'll then have a maximum of three minutes to speak.

Unfortunately, this isn't a time for dialogue, but a staff person or councilmember may be available to talk with you at a break or after the meeting.

Additional guidelines

- Anyone making "out of order" comments may be subject to removal from the meeting.
- Please address your remarks to the city council as a body and not to any specific individual.
- Please be courteous and not engage in derogatory remarks or insinuations.
- No demonstrations, including clapping, are allowed.

Email

You are welcome to email the mayor and councilmembers about any issue facing the city by writing to the address above. Do remember that council sets the policy direction while city departments execute those decisions. A series of online reporting tools might help you resolve an issue more quickly, so check them out too: <https://www.gigharborwa.gov/146/Submit>

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

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



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: June 22, 2026

SUBJECT: SR16/Wollochet Drive Safety Improvements – Professional Services Contract Amendment #1 with Transportation Solutions, Inc. (TSI)

SUBMITTED BY: Marcos McGraw

DEPARTMENT: Public Works

PHONE: 253-853-2647

SUGGESTED MOTION: Authorize the Mayor to execute Amendment #1 to the Professional Services Contract with Transportation Solutions, Inc. to add a landscape architect to the contract.

BACKGROUND INFORMATION: City council approved award of a professional service contract for Transportation Solutions, Inc. to complete design work related to improvements at the interchange between SR16 and Wollochet Drive. The limits of this project are in right-of-way controlled by the Department of Transportation (WSDOT). Staff with WSDOT reviewed the design documents. One of the review comments from WSDOT staff required professional services from a licensed landscape architect. The proposed Amendment #1 to the professional service contract adds a landscape architect to the design team to complete WSDOT required replanting plans and analysis.

FISCAL CONSIDERATION: The project is included in the 2025-2026 Budget, under the Street Division Capital Fund as objective 9 “Wollochet Drive/SR16 Westbound On-ramp Right Turn Lane”. The consultant contract contains the contingency item “Management Reserve” in the amount of \$80,000.00. The proposed not-to-exceed amount of amendment 1 for \$32,321.00 will be deducted from the management reserve fund. No additional expenditure is required that has not already been authorized by council.

This amendment requires council authorization solely because a new sub-consultant was added to the contract and because council authorized the original contract.

ATTACHMENTS:

1. Amend #1 TSI scope & fee proposal_final
 2. TSI CIP 2315 AMEND 1 contract_final
-

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities

Exhibit A - Scope

Supplemental Scope of Services No. 1 SR 16 / Wollochet Drive, Safety Improvements Project Design Development Services

Transportation Solutions, Inc.

TASK DESCRIPTION

A - Project Description

Transportation Solutions Inc. (CONSULTANT) shall continue to provide design assistance to the City of Gig Harbor (CITY) to facilitate improvement of the intersections of Wollochet Drive/Pioneer Way and Stinson Avenue/SR 16 Westbound Ramps and Wollochet Drive/SR 16 Eastbound Ramps (PROJECT).

Improvements within the PROJECT limits consist of ramp and intersection modifications to improve vehicle queuing storage and traffic operations at the two intersections with Wollochet Drive.

This proposed work is within Washington State Department of Transportation (WSDOT) public right-of-way (ROW) that is part of the limited corridor access for SR 16 that is controlled by WSDOT. Any changes to interchange ramps, ramp terminals, or intersection control require WSDOT approval. The PROJECT will be prepared in accordance with design guidance and review comments anticipated to be received from WSDOT. The PROJECT design will be prepared in coordination with the CITY.

The CITY desires to have PROJECT design completed and approved by WSDOT so that it may advertise it for bids by contractors as soon as possible in summer 2026.

The PROJECT improvements will result in the removal of approximately fourteen (14) existing trees within WSDOT ROW. To address and mitigate for their removal, WSDOT requires that a certified landscape architect develop a tree replacement plan for inclusion with the bid documents. WSDOT's expressed preference for the location or locations of the replaced trees be near the PROJECT improvements and within an area or areas of WSDOT ROW that are both outside of clear zones and may be routinely assessed and maintained by personnel.

The CONSULTANT shall provide additional design and project management services that correspond to the tasks described in the following sections of this Scope of Services in furtherance of completion of the PROJECT. This supplement outlines the design work required for WSDOT approval of the PROJECT which includes verification of the sizes and identification of the species of trees removed, identification of one or more suitable locations for tree plantings within WSDOT ROW, and the development of a tree replacement plan with planting details and specifications for inclusion with the bid documents.

B - Information, Responsibilities, and Services Provided by the CITY

The following information and tasks will be provided by the CITY and amends the list from the original scope of services for the design phase of the project. This is not intended to be an exhaustive list and additional data and tasks to be provided by the CITY are included throughout the scope of work:

- Coordination with WSDOT to secure permitted access to WSDOT ROW for areas with existing affected trees and for areas where future trees may be planted

C - General Project Assumptions

This Scope of Services is based upon certain assumptions and exclusions, identified below and under specific tasks. The following assumptions amend the list from the original scope of services for the design phase of the project and were used in the development of this scope of services:

- New tree planting areas are expected to be located at one or two locations, which are south of Wollochet Drive accessed via 38th Ave NW or north of Wollochet Drive accessed via Stinson Ave.
- Given the existing available access to both potential locations, preparation of additional traffic control plans for this tree planting work will not be required by WSDOT.

D - Change Management

There is no change to this section of the original scope of services in the original agreement. The following is included with this supplemental agreement for ease of reference:

The Project Managers from the CITY and the CONSULTANT are responsible for managing changes to the scope and schedule. The CITY is responsible for the authorization of any changes to the scope, budget, and/or schedule. Team members must ensure that work within their areas remains within the defined project scope, schedule, and budget. When issues, actions, or circumstances occur that could cause a change in scope, personnel, cost, or schedule, team members must communicate potential changes to the Project Manager as early as possible.

The Project Managers will determine whether the potential change issue will lead to a change in scope, cost, or schedule. Verified changes will be communicated to project stakeholders. The Project Manager will be prepared to explain the effect of the change to the team, so schedules and budgets can be adjusted.

This is a time and materials contract with a not to exceed maximum. The level of effort for various tasks are estimates and may vary. The contract will be managed to the contract maximum, not the task level budgets. If authorized, the City may elect to add new work to the contract as Extra Work.

City of Gig Harbor – Design Consultant Services

6/03/2026

E - Schedule and Milestones

CONSULTANT is expected to proceed with the work following receipt of a notice to proceed from the CITY. The CITY desires to have the work done as expeditiously as possible with consideration that the PROJECT needs information that will be provided by the CITY and will be dependent upon document approvals requested of WSDOT.

The schedule assumes that the additional design services will start in June 2026, following granting of a notice to proceed. The specific date for notice to proceed to the CONSULTANT is subject to the CITY’s approval process.

E - Payment

CONSULTANT invoice period closes on the 15th day of each month. CONSULTANT shall prepare monthly progress reports discussing work activity that occurred during the reporting period. The progress report will identify any unforeseen changes in the scope and schedule and will forecast key work activity for the upcoming reporting period.

TSI – Labor	\$ 16,706.00
TSI – Expenses	<u>\$ 0.00</u>
TSI – Total Amount	\$ 16,706.00
 <u>Subconsultants:</u>	
Otak – Labor	\$ 15,415.00
Otak – Expenses	<u>\$ 200.00</u>
Otak – Total Amount	\$ 15,615.00
 Subtotal	 \$ 32,321.00
 Management Reserve Fund (Existing)	 \$ 80,000.00
 Management Reserve Fund (Balance Remaining)	 \$ 47,679.00
 Total Amount Not to Exceed (Remains Unchanged from Original)	 \$ 351,997.00

City of Gig Harbor – Design Consultant Services

6/03/2026

TASK 1.0 – Project Management and Quality Control

The CONSULTANT shall provide additional Project Management and Administration services that correspond to the services described in the following sections of this supplemental Scope of Services as required for the completion of the PROJECT.

1.1 Project Management

The CONSULTANT shall coordinate with the CITY and with the SUBCONSULTANT that is providing work as described within this supplemental scope of services.

TASK 7.0 – Tree Replacement Design Services

The CONSULTANT and its SUBCONSULTANT shall provide additional design services associated with developing a Tree Replacement Plan for review and approval by WSDOT. The detailed scope of services for the SUBCONSULTANT is included as **Exhibit A-3**.

7.1 Design Coordination and Incorporation

The CONSULTANT shall provide design coordination with the SUBCONSULTANT by providing appropriate CAD files, project specifications, and project cost estimate spreadsheets for the SUBCONSULTANT to use, modify, and incorporate into the bid documents for the PROJECT.

The CONSULTANT shall coordinate with the CITY and SUBCONSULTANT on matters related to field review of the site and the submittal of documentation to WSDOT for its review and approval.



May 8, 2026

Transportation Solutions
16932 Woodinville Redmond Rd NE,
Suite A206
Woodinville, WA 98072

To whom it may concern:

Thank you for requesting this proposal to prepare a tree replacement plan for the City of Gig Harbor Wollochet Drive Interchange. Otak has assembled a small team with expertise well suited to help develop a tree replacement plan within the appropriate standards and design criteria. The following proposal includes the scope of work and budget for the tree replacement plan and a subconsultant to Transportation Solutions.

Project Description

The City of Gig Harbor is advancing the SR 16 / Wollochet Drive Interchange Safety Improvements project, currently nearing final design. As part of this effort, tree removal within WSDOT right-of-way (ROW) has been identified and requires mitigation through preparation of a tree replacement plan consistent with WSDOT requirements.

Approximately 133 inches of tree diameter (DBH) from trees under a 30" dbh are currently proposed for removal, resulting in an estimated 67 replacement trees based on a 1:1 replacement ratio (by inch DBH) with 2 gal. sizing. Preliminary analysis suggests an estimated planting area of approximately 9,650 square feet may be required to accommodate replacement plantings. Potential replacement areas have been identified south of Wollochet Drive and north of SR 16 interchange within WSDOT limited access ROW (see map exhibit, page 4), though adequacy of this area will need to be confirmed and alternatives explored if necessary.

1 PROJECT INITIATION

1.1 Project Coordination

- Review available project materials, including:
 - Tree removal summary and replacement calculations
 - Tree survey/point plot exhibit
 - Interchange plans and identified potential replacement areas
- Coordinate with TSI and the City to confirm expectations, schedule, and deliverables
- Coordinate, as needed, with WSDOT Olympic Region Landscape Architect regarding applicable standards and expectations

1.2 Site Visit and Existing Conditions Verification

- Conduct a site visit to:
 - Verify general site conditions and constraints within WSDOT ROW potential tree replacement planting areas
 - Review removal areas and confirm tree types, sizes, and species (deciduous/conifer, red alder, black cottonwood, etc.)
 - Evaluate the feasibility of the proposed replacement areas south of Wollochet Drive and north of SR 16 interchange
 - Support the selection of alternative planting areas within the SR 16 corridor, if required

- Document key observations influencing planting design (access, slopes, utilities, existing vegetation including blackberry presence, etc.)

2 TREE REPLACEMENT PLAN

2.1 Tree Replacement Plan Development

- Prepare a draft tree replacement plan consistent with WSDOT guidance, including:
 - Planting layout within identified ROW areas
 - Confirmation or refinement of required planting quantities based on removal data
 - Species selection using WSDOT-appropriate native species (e.g., Douglas fir, Oregon ash, cascara, etc.) consistent with preliminary replacement schedule
 - Spacing assumptions (e.g., ~12 ft on center where appropriate)
 - Consideration of site constraints and long-term viability
 - Following WSDOT's Roadside Policy Manual for vegetation replacement
 - Following WSDOT's Planting Setback Table
- Coordinate with the project team to confirm that the proposed planting approach meets mitigation intent

2.2 Tree Replacement Plan Finalization

- Revise the tree replacement plan to address feedback and confirm alignment after each of the three rounds of review performed by WSDOT
- Prepare a final stamped tree replacement plan in corporation with TSI plan set.

ASSUMPTIONS

- There will be three rounds of review with consolidated comments provided.
- Planting will occur within WSDOT ROW unless otherwise directed
- One primary replacement area will be utilized if feasible; additional areas will only be pursued if necessary to meet mitigation requirements
- Scope includes one review cycle; additional revisions may be considered an amendment
- Watering during the 1-year establishment period will be provided by the contractor and that watering for the next 2 years as part of the City's guarantee for the plants' survival will be provided by the City or its assignees
- The design of temporary and permanent irrigation solutions are currently excluded from the design but could be included as an additional work order if deemed necessary.
- Survey is not available in the area of anticipated tree replacement. An aerial background and site reconnaissance will be use to determine the existing conditions of the site.
- A WSDOT access permit will be provided to the Otak team for the site visit.

DELIVERABLES

- Draft Tree Replacement Plan (PDF) including:
 - Plan view showing planting locations
 - Plant schedule and quantities
 - General planting notes and requirements
 - Typical planting details
- Final stamped Tree Replacement Plan (PDF) with review comments incorporated.

SCHEDULE

Otak is prepared to begin work immediately upon notice-to-proceed and to work continually toward completion. Work will be completed on an expedited timeline to support the final project submittal, with the intent to:

- Conduct site visit shortly after authorization
- Submit draft tree replacement plan within approximately 3 weeks of notice to proceed, in coordination with the project team’s schedule
- Submit final tree replacement plan to TSI to be incorporated in their final plan set.

BUDGET

Otak proposes to complete the above scope of work on a time and materials not to exceed (NTE) basis shown below.

<i>Task</i>	<i>Description</i>	<i>Total Budget by Task</i>
1.0	Project Initiation	\$5,525
2.0	Tree Replacement Plan	\$9,890
	<i>Total Labor Cost</i>	\$15,415
	<i>Direct Expenses</i>	\$200
	Project Total	\$15,615

We appreciate this opportunity and look forward to working with you on the tree replacement plan. Please contact me if any clarification or additional information is needed.

Sincerely,
Otak, Inc.

Lindsay Martin, PLA

EXHIBIT B – Fee Summary

Fee Estimate		Exhibit A-2					6/3/2026	
City of Gig Harbor - SR 16 / Wollochet Safety Improvements - Supplement No. 1 Design Services								
Transportation Solutions Inc - Fee Schedule	PIC	PM	Sr. Engr	Sr. Tech	Planner IV	Admin		
Bill Rate ----->	\$ 345.00	\$ 327.00	\$ 287.00	\$ 203.00	\$ 177.00	\$ 189.00		
Anticipate Work Elements Task(s)							Task Hours	Task Cost
Task 1.0 - PROJECT MANAGEMENT AND QUALITY CONTROL	0	16	0	0	0	2	18	\$ 5,610.00
Task 1.1a Project Management		16						
Task 1.1b Monthly Progress Reports and Invoices						2		
Task 7.0 - TREE REPLACEMENT PLAN	0	24	0	16	0	0	40	\$ 11,096.00
Task 7.1a Design Coordination		12		4				
Task 7.1b Design Incorporation		12		12				
Labor Estimate	0	40	0	16	0	2	58	\$ 16,706.00
Expense Estimate		Travel	0	miles	0.70	\$/mile rd	\$ - \$ -	\$ -
Subconsultants Estimate	Otak - Tree Replacement Plan						\$ 15,615.00	\$ 15,615.00
Subtotal								\$ 32,321.00
Management Reserve Fund (Existing)							\$ 80,000.00	
Management Reserve Fund (Balance Remaining)							\$ 47,679.00	
								\$ (32,321.00)
Grand Total (Supplement No. 1)								\$32,321.00

**FIRST AMENDMENT
TO
PROFESSIONAL SERVICES CONTRACT
BETWEEN THE CITY OF GIG HARBOR AND
TRANSPORTATION SOLUTIONS, INC.**

THIS FIRST AMENDMENT is made to that certain Professional Services Contract dated March 17, 2025 (the “Agreement”), by and between the City of Gig Harbor, a Washington municipal corporation (hereafter the “City”), and Transportation Solutions, Inc., a Corporation organized under the laws of the State of Washington (hereafter the “Consultant”).

RECITALS

WHEREAS, the City is presently engaged in completing the SR16/Wollochet Drive Safety Improvements Project and desires to extend consultation services in connection with the project; and

WHEREAS, section 17 of the Agreement requires the parties to execute an amendment to the Agreement in order to modify the scope of work to be performed by the Consultant and add a new landscape architect sub-consultant;

NOW, THEREFORE, in consideration of the mutual promises set forth herein, it is agreed by and between the parties in this Amendment as follows:

1. Scope of Work. Section 1 of the Agreement is further amended to add the work as shown in **Exhibit A**, attached to this Amendment and incorporated herein.

2. Payment. Section 2(A) of the Agreement is amended to increase compensation to the Consultant for the work to be performed as described in **Exhibit A** in an amount not to exceed Thirty-Two Thousand Eighty-Four, Three Hundred Twenty-One Dollars and No Cents, (\$32,321.00), as shown in **Exhibit B**. However, the funds will be expended from the management reserve fund, therefore not increasing the overall contract not-to-exceed amount.

3. Duration of Work. Section 3 of the Agreement is not amended, and duration of work will be December 31, 2026.

[Remainder of page intentionally left blank.]

EXCEPT AS EXPRESSLY MODIFIED BY THIS AMENDMENT, ALL TERMS AND CONDITIONS OF THE AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, the parties have executed this Amendment on this _____ day of _____, 20__.

CONSULTANT

CITY OF GIG HARBOR

By: _____
Its Principal

By: _____
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A twice-monthly summary from your City of Gig Harbor Leadership Team

These department updates are an effort to increase our internal and external communication initiatives, to provide the mayor and city councilmembers with the information they need to serve the public and make informed decisions, and just as importantly, to share citywide information and updates with all staff and residents. Please feel free to send any questions, suggestions, or concerns about this document to communications@gigharborwa.gov.

Administration

City Administrator Katrina Knutson

Building Relationships with 26th Legislative District candidates: On June 12, 2026, Mayor Mary Barber, City Administrator Katrina Knutson, and the city's legislative advocacy team, Shelly Helder and Briahna Murphy, met individually with eight candidates seeking election to represent the 26th Legislative District in the Washington State Legislature: Deb Krishnadasan and Gary Parker (State Senate), Adison Richards, David Olson, and Natalie Bornflet (House Position 1), and Katy Cornell, Tedd Wetherbee, and Renee Hernandez Greenfield (House Position 2). The meetings provided an opportunity to begin building relationships with individuals who may represent Gig Harbor in Olympia and to discuss issues affecting the city and local governments across the state. Consistent with state law and the city's nonpartisan role, the meetings were informational in nature and were not conducted for endorsement or campaign purposes.

During the discussions, city representatives highlighted several key policy areas impacting Gig Harbor, including long-term municipal financial stability, housing and land use policy, and opportunities for state investment in community projects. The group emphasized the importance of strong partnerships between state and local governments and discussed how legislative decisions can affect the city's ability to provide essential services, accommodate growth, and invest in community infrastructure. The meetings also provided candidates an opportunity to share their priorities, discuss their approach to working with local governments, and explore ways to strengthen collaboration on issues important to the residents of the 26th Legislative District.

Community Development

Community Development Director Eric Baker

With Patty McGallian's retirement, the remaining building department staff are doing double duty to keep permits routing and inspections conducted with amazing response times. Huge props to Paul Rice and David Boyer for keeping the trains running on time.

To hopefully make this additional Yeoman's work short-term, the department has interviewed for both Patty's replacement (if there is such a thing) and an open Community Development Assistant position. We have received some great candidates and many thanks to Human Resources for posting and processing these so quickly. Fingers-crossed for successful hiring.

The city council adopted code revisions regarding temporary signs on rights-of-way to clarify that the regulations apply to all signage (commercial, political, general, and other) and any installed signs are limited in location, size, height, and duration. Sign education/enforcement will continue on a regular basis to help ease the transition. For more information about temporary signage requirements please visit <https://www.gigharborwa.gov/628/Temporary-Signs>.

Lastly, on June 11, council reviewed the planning commission's recommendation on updates to the city's Critical Areas Code (GHMC 18.08) applying to protections of wetlands, riparian habitat zones (streams), flood zones, slopes, and aquifers. These revisions are intended to ensure "no net loss" or ecological functions from new development based on best available science. Major amendments include increases in wetland and stream buffers, as well as updates to definitions, process, and applicability. After review, council directed the updates to be set for a first reading and public hearing on June 22. For more information regarding the proposed updates please visit <https://www.gigharborwa.gov/964/Critical-Areas-Code-Update>.

Planning: The design review board (DRB) met on June 11 for the first time in more than a year to consider an exception request related to perimeter fencing for Gig Harbor High School's track and field renovation project. The proposal included 8-foot-high fencing, exceeding the 6-foot maximum height allowed under Gig Harbor Municipal Code (GHMC) Section 17.99.340. Following its review, the DRB unanimously approved the exception.

Separately from the DRB review, Gig Harbor High School applied for a variance to allow the proposed height of the athletic field light poles. The city's Hearing Examiner considered the request during a public hearing on June 16.

The Shoreline Substantial Development Permit for the Gig Harbor Commercial Homeport Project was officially approved by the city's Hearing Examiner on June 9, marking a significant milestone for the long-anticipated waterfront improvement project. Located at Ancich Waterfront Park, the project will establish a dedicated commercial fishing homeport through the construction of a new dock system designed to support the local fishing fleet. The project remains within the appeal periods established by both the city and the Washington State Department of Ecology.

Building: Kelen Lewis will be out for a bit, bonding with his beautiful new daughter! Blye Rayna Lewis was born June 9 and is as cute as can be. Congrats to Kelen and Katie!

In the interim, we have been working with a couple of agencies to bring on a temp to help with inspections, especially while we work on getting Patty's position filled.

During this past reporting period the building & fire division received applications for 26 new permits, including three more homes at Summit Pointe. 16 permits were issued, including Northharbor Building 7B, and a new MRI at the hospital. 24 projects were completed.

Code enforcement: Code enforcement started seven cases so far this month, ranging from illegal refuse dumping and unlicensed contractors, to unapproved fruit stand vendors, temporary signs in unapproved areas, noise complaints from construction sites, and light pollution. Staff are continuing community outreach with positive results.

Court

[Court Administrator Stacy Colberg](#)

No updates this week but stay tuned!

Finance

[Finance Director Scott Larson](#)

No updates this week but stay tuned!

Human Resources

[Human Resources Director Shannon Costanti](#)

Advance your career: Looking to grow in your career? Check out the [current job opportunities](#) here at the city!

Position	Type	Status
Seasonal Worker	FT	Apply Through West Sound Workforce
Wastewater Operator	FT	Open until June 26
Maintenance Tech	FT	Open until June 25
Associate Engineer	FT	Closed - selection pending
Building Inspector/ Plans Reviewer	FT	Open until July 5
Water Quality Specialist	FT	Closed - selection pending
Permit Coordinator	FT	Closed - selection pending
Community Development Assistant	FT	Closed - selection pending
Laborer	FT	Closed - selection pending
Senior Accountant	FT	Closed - selection pending

Information Technology Systems

[ITS Manager Logan Rosenstiel](#)

New demo PCs being tested: As part of our ongoing efforts to maximize the city's technology investment and move toward better standardizing equipment builds, ITS is testing demonstrator PCs from both Lenovo and HPE.

New backup and data resiliency tools: We've received our new data protection system from Cohesity. Over the next couple of weeks, the ITS team will get the configuration completed as another important step in our journey to continuously improve the city's cyber resiliency platform.

Windows 11 push continues: The team is continuing with our push to get everyone converted to Windows 11 before our support expires. When you do eventually receive your invitation to get cut over, please set an appointment promptly so we can maximize our progress toward this important goal.

Help us help you: With our high workload and conflicting priorities, it's imperative that we work together to ensure requests, tasks, and projects are entered appropriately so we don't lose track of the important work you need us to complete.

When you have an ITS request, please make sure to email the Service Desk (servicedesk@gigharborwa.gov) so we can ensure the right person gets assigned to help you as quickly as possible. If your needs are urgent, always feel free to call us at x4357.

Police

Police Chief Tray Federici

Anchored in Partnership: Another Maritime Festival is in the books, and we couldn't have done it without the incredible people and organizations that came together to make it happen.

A special thank you to Gig Harbor Public Works, the Gig Harbor Chamber of Commerce, Gig Harbor Fire & Medic One, the Gig Harbor Canoe and Kayak Racing Team, and the many other community partners who helped keep this long weekend safe, organized, and enjoyable for everyone.

This year also included the establishment of the Fleet Safety Zone during the Blessing of the Fleet, an effort focused on making sure one of Gig Harbor's most cherished traditions remains both memorable and safe for all who participate, whether on the water or watching from shore.



Events like Maritime Festival are a true community effort. Behind every successful event are countless people giving their time, energy, and expertise to make sure things run smoothly. We're grateful for each and every one of you.

Thank you for helping make another Maritime Festival one to remember.



Knowledge Is the Best Defense: This week, Chief Tray Federici had the opportunity to speak with the Gig Harbor Rotary Club about the growing threat of fraud and scams affecting our community.

From phone scams and phishing attempts to schemes targeting seniors and vulnerable populations, these crimes continue to evolve and become increasingly sophisticated. Education and awareness remain some of the most effective tools we have to prevent victimization.



Thank you to the Gig Harbor Rotary Club for the invitation and for their continued commitment to keeping our community informed, connected, and safe.

Together, through conversation and partnership, we can help ensure our residents have the knowledge they need to recognize scams before they become victims.

Race to the Finish: The Gig Harbor Police Department and city staff are looking forward to attending the graduation ceremony for Student Officer Kelly Palmore as she completes her final days at the Washington State Criminal Justice Training Commission Academy.

Over the past several weeks, Student Officer Palmore has worked through a demanding schedule of final evaluations and practical testing, successfully completing multiple assessments designed to prepare new officers for the realities of the profession. As she enters the final stretch of the academy, she continues to demonstrate the dedication, professionalism, and perseverance that have marked her journey from day one.



Student Officer Palmore is scheduled to graduate from the academy on June 17, 2026, and will immediately transition into the Gig Harbor Police Department's Field Training Program, where she will begin applying her training alongside our officers as she takes to the streets in service to the Gig Harbor community.

focuses on a feature that will clean and filter stormwater runoff but also provide some park elements for the public to enjoy. Stay tuned for more information as the project proceeds!

Streets and storm operations: (1) Streets staff have been performing vegetation control and responding to citizens' concerns about potential sight distance issues at intersections. (2) As previously presented, the city has been reviewing options for filling in voids under some sections of sidewalk along Harborview Drive near Pioneer Way. Staff are working on getting a contractor to stabilize the sidewalk until a more comprehensive improvement project can be completed. (3) Certain operations employees continue to provide in-house safety training of operations staff. Most recently, training has included rigging and hand signals. (4) Ongoing street sweeping and sidewalk trip hazard removals. (5) Storm staff have been inspecting and cleaning the city's oil/water separators located at both the wastewater treatment plant and the Operations Center.

Grounds and facility operations: (1) Crews are finally getting caught up on our normal mowing cycle. We are now mowing places that are unimproved but still parks areas. (2) There are currently four seasonals on board and city staff are working on bringing some temporary employees onboard through an agency. (3) The Civic Center HVAC contractor, MacDonald Miller, was back onsite to look at some of the issues that have been occurring as of last week. MacDonald Miller is working with their engineers to provide solutions for some of the temperature swings on the second floor (Administration.) (4) The storefront in Building A is almost complete. The furniture should be delivered this week, and the access control contractor was onsite earlier this week to work on the functionality of the door. (5) The city is participating this week in an on-site meeting at Doris Heritage Park with the security camera vendor and their new project manager. As a result, the work may proceed sooner than expected. (6) In December 2025 the city and Raydient (formerly Olympic Property Group) entered into an agreement for the city to assume ownership, operation, and maintenance of the recreational trails along the western half of the Gig Harbor North wetlands. Today the city inspected the recent trail improvements that were performed by Raydient and their contractor and the city accepted the work.

Wastewater operations: (1) Wastewater crews are installing hydrogen sulfide detection equipment. This equipment will be installed at lift station 14 in preparation of odor control equipment selection for current lift station upgrade project. (2) Crews have been busy performing routine maintenance and operational duties at the treatment plant and wastewater lift stations along with ongoing fats, oils, and grease (FOG) inspections.

Water operations: (1) Branom Instruments will be out this week testing all city source meters at wells for accuracy. (2) Crew will be working on well probes, completing water tank inspections, and water meter maintenance.

Capital improvement project status updates: For the most recent updates on the city's design and construction projects, see our online [CIP StoryMap](#).



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: June 22, 2026

SUBJECT: First Reading of Ordinance 15XX amending GHMC 13.34 regarding water and sewer service outside city limits

SUBMITTED BY: Public Works Director Jeff Langhelm, PE

DEPARTMENT: Public Works

PHONE: 253-853-7630

SUGGESTED MOTION: Consider adoption of ordinance at second reading.

BACKGROUND INFORMATION:

In accordance with [Section 13.34.020 of the Gig Harbor Municipal Code \(GHMC\)](#) and [RCW 36.70A.110\(4\)](#), the city is not allowed to have water or sewer service extended or expanded outside the city’s urban growth area (“UGA”) except in certain, limited circumstances. Exceptions include when it is necessary to protect basic public health and safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development.

The Washington State Growth Management Act (“GMA”) allows counties to create limited areas of more intensive rural development (“LAMIRD”) in rural areas, where more development and urban services may exist than would otherwise be allowed in an area designated as rural and outside of a UGA. The GMA was amended in 2022 to allow public services to serve new development or redevelopment within the LAMIRD. Additionally, [WAC 365-196-425](#) states that “appropriate and necessary levels of public facilities and services not otherwise provided in rural areas may be provided inside the logical outer boundary” of a LAMIRD.

In the greater Gig Harbor area, there are a limited number of properties located outside of the city’s UGA but within a nearby LAMIRD that have existing connections to City sewer service. The city now desires to allow those properties within the nearby LAMIRD to be provided city sewer service for new development or redevelopment.

Separately, the city’s water service area is established by the city’s water system plan and the Pierce County coordinated water system plan. The plans allow city water to be provided by the city outside city limits and outside the UGA provided the property is located within the city’s water service area; however, GHMC 13.34.020 currently incorrectly limits water service to remain inside the UGA. The city desires to amend GHMC 13.34.020 and GHMC 13.34.040 to allow city water service to all properties located within the city’s water service area.

FISCAL CONSIDERATION: Adopting this ordinance may allow a limited additional water or sewer service outside the city’s urban growth area but is not anticipated to have a significant financial impact on the city’s water or sewer utilities..

Expenditure Required: \$ 0	Amount Budgeted: \$ 0	Appropriation Required: \$ 0
-------------------------------	--------------------------	---------------------------------

ATTACHMENTS:

1. O-XXXX Amending GHMC 13.34.020 4937-2773-3669.4
-

STRATEGIC PLAN PRIORITY: Promote and enhance a dynamic and robust economy

ORDINANCE 15XX

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING SECTIONS 13.34.020, 13.34.030, and 13.34.040 OF THE GIG HARBOR MUNICIPAL CODE REGARDING WATER AND SEWER SERVICE OUTSIDE OF THE CITY'S URBAN GROWN AREA; PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

WHEREAS, the Gig Harbor Municipal Code ("GHMC") currently does not allow water or sewer service to be extended or expanded outside of the City's urban growth area unless such extension or expansion is necessary to protect basic public health and safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development, pursuant to Section 13.34.020 of the GHMC and RCW 36.70A.110(4); and

WHEREAS, the Growth Management Act ("GMA") allows counties to create limited areas of more intensive rural development ("LAMIRD") in rural areas, where more development and urban services may exist than would otherwise be allowed in an area designated as rural and outside of an urban growth area ("UGA"); and

WHEREAS, in 2022, the state legislature passed Second Engrossed Substitute Senate Bill 5275, which amended the GMA to allow for more flexibility for infill and redevelopment of lots within LAMIRDs; and

WHEREAS, SB 5275 amended RCW 36.70A.070(5)(d)(i)(C) to allow for development and redevelopment of properties within LAMIRDs "subject to confirmation from all existing providers of public facilities and public services of sufficient capacity of existing public facilities and public services to serve any new or additional demand from the new development or redevelopment;" and

WHEREAS, WAC 365-196-425 further states that "appropriate and necessary levels of public facilities and services not otherwise provided in rural areas may be provided inside the logical outer boundary" of a LAMIRD; and

WHEREAS, there are a limited number of properties located outside of the City's UGA but within a nearby LAMIRD that have existing connections to City sewer and water service; and

WHEREAS, the City desires to allow for service of additional demand for sewer service by such properties located within a LAMIRD and with existing connections to City sewer, in accordance with SB 5275 and RCW 36.70A.070(5)(d); and

WHEREAS, the City's water service area is established by the City's water system plan and the Pierce County coordinated water system plan, which allow City water to be

provided by the City outside City limits and outside the UGA provided the property is located within the water service area; however, GHMC 13.34.020 currently incorrectly limits water service to remain inside the UGA; and

WHEREAS, the City desires to amend GHMC 13.34.020 and GHMC 13.34.040 to allow water service to all properties located within the city's water service area; and

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

Section 1. Amendment to GHMC 13.34.020 – Water and sewer service outside the urban grown area.

GHMC 13.34.020 is hereby amended to read as follows:

13.34.020 – ~~Water and s~~ewer service outside the urban grown area.

Pursuant to RCW 36.70A.110(4), the city may only extend ~~water and sewer~~ outside the urban growth area in those limited circumstances shown to be necessary to protect basic public health and safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development.

The city may, at its sole discretion and subject to available capacity, allow for expansion of city sewer service to properties that have existing connections to city sewer service and are located outside of the urban growth area, provided the existing connection is located within a limited area of more intensive development (“LAMIRD”) pursuant to RCW 36.70A.070(5)(d). For purposes of this section, “expansion” means an increase in sewage flow through existing facilities and does not include the extension or construction of new facilities.

Section 2. Amendment to GHMC 13.34.030 – Water and sewer service application.

GHMC 13.34.030 is hereby amended to read as follows:

Any person owning property outside the city limits and desiring to have their property connected to the city's water supply system or sewer system shall make application to the public works director for a capacity reservation certificate on the appropriate form. Every such application shall be made by the owner of the property to be connected and supplied the service, or by his/her authorized agent. The property owner must state fully the purposes for which the water and/or sewer service is required and, for properties applying for sewer service outside the urban growth area, must also describe the manner in which the application satisfies the requirements in GHMC [13.34.020](#). In addition, the property owner must agree to sign a utility extension agreement with all of the elements set forth in this chapter, and conform to the city's regulations concerning water and sewer service set forth in this title, as the same now exists or may be amended in the future. If the city receives such application, approves it under the procedures set forth herein, and

subsequently issues a water or sewer capacity reservation certificate, such certificate shall expire upon the occurrence of any one of the following conditions:

- A. The applicant does not timely pay the required capacity commitment payments or general facilities charges; or
- B. The underlying development application expires; or
- C. The underlying development approval expires; or
- D. The corresponding utility extension agreement expires.

Section 3. Amendment to GHMC 13.34.040 – Utility Extension Agreement

GHMC 13.34.040 is hereby amended to read as follows:

B. Review and Approval of Application for Sewer. The city council shall review the application and may, in its sole discretion, allow the extension or expansion of sewer service, if the council finds that:

1. The application conforms to all elements of this section, and the applicant has signed a utility extension agreement conforming to subsection A of this section; and
2. The city's wastewater treatment plant and NPDES permit will not be affected by the extension or expansion; and
3. The extension or expansion must be consistent with the goals of the city's sewer comprehensive plan and other applicable law, including, but not limited to, the State Environmental Policy Act (SEPA).

C. Review and Approval of Application for Water. The city council shall review the application and may, in its sole discretion, allow the extension or expansion of water service, if the council finds that:

1. The application conforms to all elements of this section, and the applicant has signed a utility extension agreement conforming to subsection A of this section; and
2. The application will not cause the city to exceed the city's water rights capacity due; and
3. The extension or expansion must be consistent with the goals of the city's water system plan and other applicable law, including, but not limited to, the State Environmental Policy Act (SEPA).

G.D. Conditions. The council's approval of any extension or expansion under this section may be conditioned. Such conditions may include, but are not limited to:

1. Restrictions may be placed on the hours that the city will accept sewage flow from the property;

2. Restrictions may be placed on the amount of sewage flow or water provided to the applicant;
3. The property owner shall have the responsibility to maintain and operate his/her/its own facilities.

Section 4. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is held to be invalid, the remainder of this ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. Correction of Errors.

The City Clerk is authorized to make clerical corrections consistent with this ordinance and to update the Gig Harbor Municipal Code accordingly.

Section 5. Effective Date.

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

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this **DATE**.

Mary K. Barber
Mayor

Approved as to form:

Attest:

Daniel Kenny
City Attorney

Joshua Stecker, CMC
City Clerk



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: June 22, 2026

SUBJECT: Public Hearing on Resolution 1361 Adopting 2027-2032 Six-Year Transportation Improvement Program (TIP)

SUBMITTED BY: City Engineer Aaron Hulst, PE

DEPARTMENT: Public Works

PHONE: 253-853-7620

SUGGESTED MOTION: Approve Resolution 1361 adopting the 2027-2032 Six-Year Transportation Improvement Program (TIP).

BACKGROUND INFORMATION:

In accordance with RCW 35.77.010, local agencies, such as the city, must annually prepare and adopt a comprehensive transportation program for the ensuing six calendar years that is consistent with the agency's transportation comprehensive plan. This is commonly referred to as the Six-Year Transportation Improvement Program (TIP) and is required to be submitted annually to the state Secretary of Transportation. The criteria for receiving state and federal transportation project funding requires the receiving agency to have a current approved Six-Year TIP. While a TIP represents the anticipated projects over a six-year period, the actual project priorities in any given year are dictated subject to the budget deliberation process.

Included as part of the TIP adoption process is a public hearing.

As part of the 2024 Comprehensive Plan update, the city completed a rigorous capacity analysis of the city's roadway system which evaluated the future levels of service at intersections. From this analysis, the short and long-range project lists were updated in the Transportation Element of the Comprehensive Plan to address future LOS deficiencies.

The conclusions from previous Comprehensive Plan update analyses, the 2026-2031 TIP, and the 2025-26 Budget serve as the basis for the attached 2027-2032 Six-Year TIP. Changes from last year's TIP are identified in the 2026/2027 TIP comparison spreadsheet that is provided as part of the council packet. The DNS for SEPA is issued and included in the council packet.

Public Works staff are developing a process to provide council the opportunity to prioritize TIP projects as part of the upcoming budget process. As a reminder, the TIP is a very high-level priority list of near-term projects and is not utilized by the city as an exact priority list. As an example, during the budget process, it could be decided by council to implement project # 26 over project #6. Public Works staff will present a process to prioritize projects at an upcoming study session.

FISCAL CONSIDERATION: Adoption of the Six-Year Transportation Improvement Program does not directly affect the City's finances. The fiscal impacts will be reviewed during the budgeting process.

Depending upon the availability of funds and other considerations, at any time the Council may elect to fund more or fewer projects, and/or change project priorities.

Expenditure Required: \$	Amount Budgeted: \$	Appropriation Required: \$
-----------------------------	------------------------	-------------------------------

ATTACHMENTS:

1. SEPA DNS 2027 TIP
2. R-1361 -Six-Year TIP 2027-2032
3. 2026 vs. 2027 TIP COMPARISSON LIST
4. TIP Map 2027-2032
5. 2027 TIP Report

STRATEGIC PLAN PRIORITY: Ensure sustainable future for public services and facilities



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Determination of Non-significance (DNS)
W.A.C. 197-11-970

Environmental Review Application No.: PL-SEPA-26-0001

Parcel Number: No parcel number – Proposal is not site-specific

Action: City of Gig Harbor 2027 - 2032 Six-Year Transportation Improvement Program (TIP)

Proposal: This non-project action is for the annual Six-Year TIP that summarizes the proposed capital facilities improvement program for the City's roadway infrastructure.

Location: Applicable to the City of Gig Harbor and its Urban Growth Area (UGA).

Proponent: City of Gig Harbor, 3510 Grandview Street, Gig Harbor, WA 98335

Lead Agency: City of Gig Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x] This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of this document.
Comments must be submitted by 4:30 P. M. May 26th, 2026.

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the Gig Harbor City Council pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 7 days after the end of the comment period, or 4:30 PM

on June 1st, 2026, whichever is later. The written appeal must be submitted with a filing fee of one thousand three hundred and one dollars (\$1,301.00).

Contact: Aaron Hulst, City Engineer; Phone: (253) 853-7620

Responsible Official: Eric Baker

Position Title: Community Development Director; Phone: (253) 530-7073

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Signature  Date: May 11th, 2026

RESOLUTION NO. 1361

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 Transportation Plan and Transportation Improvement Program, including an arterial street construction program, and thereafter periodically modified said comprehensive transportation 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 was held on the Six-Year Transportation Improvement Program on June 22, 2026, and

WHEREAS, the City SEPA responsible official made a determination of non-significance for the 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 City of Gig Harbor City Council hereby approves and adopts the Six-Year Transportation Improvement Program for the City of Gig Harbor, as revised and extended for the ensuing six (6) calendar years (2027-2032 inclusive), a copy of which is attached hereto and incorporated herein by this reference as if fully set forth herein, which Program sets forth the project location, type of improvement and the estimated cost thereof.

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 attached hereto, with the Secretary of Transportation and a copy with the Transportation Improvement Board for the State of Washington.

RESOLVED this 22nd day of June 2026.

APPROVED:

MARY BARBER, MAYOR

ATTEST/AUTHENTICATED:

TIFFANY ALIMENT, ACTING CITY CLERK

FILED WITH THE CITY CLERK: _____

PASSED BY THE CITY COUNCIL: _____

RESOLUTION NO. 1361

2026 vs. 2027 TIP Comparison List

2026 TIP	2027 TIP	Project Name
1	Removed	Wagner Way/Wollochet Signal
2	1	38th Ave/56th Roundabout
3	2	38th Ave. Phase 2 (56th St. to Hunt St.)
4	3	SR-16/Wollochet Dr. Safety Improvements
5	Combined with #3	Wollochet Drive/SR-16 WB on-ramp right turn lane
6	4	Olympic Drive/Pt. Fosdick right turn lane extension
7	5	Peacock Hill Ave. Half Street Imp. (~300' north of Ringold to ~150' north of 150th St. Ct)
NEW	6	Pavement Maintenance (Soundview Dr., Borgen Blvd., Harborview Dr., 38th Ave.)
10	7	Harborview Dr/Soundview Dr Intersection Improvements
8	8	Burnham Dr/Borgen Blvd Corridor Study
14	9	Hunt St./Skansie Ave. Intersection Safety Improvements
18	10	Burnham Drive Improvements Phase 1B (N. Harborview Dr. to Eagle's Club)
16	11	50th St. Ct. Improvements
13	12	Harborview Drive/Pioneer Way Intersection Improvements
22	13	Rosedale Street/Skansie Avenue Intersection Improvements
11	14	38th Avenue Phase 1B (Briarwood Lane to 50th Street)
12	15	38th Avenue Phase 1C (50th Street to 56th Street)
NEW	16	Borgen Boulevard/SR-16 WB Off-Ramp Metering Study
15	17	Hunt St./38th Ave. Intersection Improvements
17	18	Soundview Drive/Hunt Street Intersection Improvement
9	19	Austin St/Harborview Dr Roundabout
19	20	Burnham Drive Improvements Phase 2 (Harbor Hill Drive to Borgen Blvd.)
20	21	Cushman Trail Phase 5A Design and Permitting
21	22	Olympic Drive/SR-16 Intersection Improvements
23	23	Grandview Street Improvements (Soundview Drive to McDonald Avenue)
24	24	Grandview Street Improvements (McDonald Avenue to Stinson Ave)
25	25	Skansie Avenue Improvements (Rosedale Street to Hunt Street)
26	26	Wollochet Drive Interchange Improvements Design (Kimball Drive to Hunt Street)
27	27	Vernhardson Street (Peacock Hill Avenue to City Limits)
28	28	Olympic Drive and Spur to Hollycroft

Removed
 New



Six-Year Transportation Improvement Program 2027 - 2032

Project #	Project Name
1	38th Ave./56th St. Roundabout
2	38th Ave. Phase 2 (56th St. to Hunt St.)
3	SR-16/Wollochet Dr. Safety Improvements
4	Olympic Dr./Pt. Fosdick right turn lane extension
5	Peacock Hill Ave. Half Street Imp. (~300' north of Ringold to ~150' north of 150th St. Ct.)
6	Pavement Maintenance (Soundview Dr., Borgen Blvd., Harborview Dr., 38th.)
7	Harborview Dr./Soundview Dr. Intersection Improvements
8	Burnham Dr./Borgen Blvd. Corridor Study
9	Hunt St./Skansie Ave. Intersection Safety Improvements
10	Burnham Dr. Improvements Phase 1B (N. Harborview Dr. to Eagle's Club)
11	50th St. Ct. Improvements
12	Harborview Dr./Pioneer Way Intersection Improvements
13	Rosedale St./Skansie Ave. Intersection Improvements
14	38th Ave. Phase 1B (Briarwood Ln. to 50th St.)
15	38th Ave. Phase 1C (50th St. to 56th St.)
16	Borgen Blvd/SR-16 WB Off-Ramp Metering Study
17	Hunt St./38th Ave. Intersection Improvements
18	Soundview Dr./Hunt St. Intersection Improvement
19	Austin St./Harborview Dr. Roundabout
20	Burnham Dr. Improvements Phase 2 (Harbor Hill Dr. to Borgen Blvd.)
21	Cushman Trail Phase 5A Design and Permitting
22	Olympic Dr./SR-16 Intersection Improvements
23	Grandview St. Improvements (Soundview Dr. to McDonald Ave.)
24	Grandview St. Improvements (McDonald Ave. to Stinson Ave.)
25	Skansie Ave. Improvements (Rosedale Str. to Hunt St.)
26	Wollochet Dr. Interchange Improvements (Kimball Dr. to Hunt St.)
27	Vernhardson St. (Peacock Hill Ave. to City Limits)
28	Olympic Dr. and Spur to Hollycroft

Legend

- City Boundary
- TIP Project Location



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS-IS' AND 'WITH ALL FAULTS.' The City makes no warranty of fitness for a particular purpose. The information on this map will change over time without notice.
Name: Transportation Improvement Program 2027 - 2032
Credits: Gig Harbor

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	1	38th/56th St. Roundabout to Replace an existing signal with a roundabout at the intersection of 38th/56th.	WA-16535	06/22/26	06/22/26		1361	03	CG O P S T W		CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2027		0	TIB	1,491,747	1,114,497	2,606,244
Totals				0		1,491,747	1,114,497	2,606,244

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	2,606,244	0	0	0	0
Totals	2,606,244	0	0	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	2	38th Ave Improvements Phase 2 38th Avenue 56th Street to Hunt Street Complete design and construction of a 2/3-lane section with left turn pockets, bicycle lanes, curbs and gutters as necessary, landscaped planter strip or swale and sidewalk on at least one side of the roadway, storm sewer improvements.	WA-05027	06/22/26	06/22/26		1361	03	CGOPS TW	0.500	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2027		0	TIB	750,000	2,610,970	3,360,970
Totals				0		750,000	2,610,970	3,360,970

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	3,360,970	0	0	0	0
Totals	3,360,970	0	0	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	3	<p>SR-16/Wollochet Dr. Safety Improvements</p> <p>EB SR-16 off-ramp to WB SR-16 on-ramp</p> <p>SR16 EB off-ramp will formalize a right turn pocket on the off ramp.</p> <p>The SR16 WB on-ramp will construct a right turn pocket to clear the queue from the Wollochet Bridge more efficiently.</p> <p>Both projects will enhance signal systems and install infrastructure to improve pedestrian safety.</p>	WA-11831	06/22/26	06/22/26		1361	03	O P	0.060	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2027		0	WSDOT	1,680,000	0	1,680,000
P	CN	2027		0		0	604,050	604,050
Totals				0		1,680,000	604,050	2,284,050

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	2,284,050	0	0	0	0
Totals	2,284,050	0	0	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	4	Olympic Drive/Pt. Fosdick Right-Turn Lane Extension 150' west of intersection to 400' west of intersection Extend right turn lane approximately 225' approaching Pt. Fosdick traveling EB on Olympic.	WA-11823	06/22/26	06/22/26		1361	03				No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2027		0		0	50,000	50,000
P	CN	2027		0	TIB	400,000	80,000	480,000
Totals				0		400,000	130,000	530,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	50,000	0	0	0	0
CN	480,000	0	0	0	0
Totals	530,000	0	0	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	5	Peacock Hill Avenue Half-Street Improvements ~300' north of Ringold to ~150' north of 105th St. Ct The project will construct half-street improvements along the west side of Peacock Hill from ~300' north of Ringold to ~150' north of 105th St. Ct. Project will add sidewalks where none exist and bridge a critical sidewalk gap. The project will include illumination and other pedestrian, bicycle, and roadway improvements. The project will provide water quality treatment and detention for stormwater that was not previously accounted for.	WA-14386	06/22/26	06/22/26		1361	03	C G O P T W	0.380	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2027		0		0	120,000	120,000
P	RW	2027		0		0	134,000	134,000
P	CN	2027		0	TIB	1,500,000	5,540,000	7,040,000
Totals				0		1,500,000	5,794,000	7,294,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	120,000	0	0	0	0
RW	134,000	0	0	0	0
CN	7,040,000	0	0	0	0
Totals	7,294,000	0	0	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	6	Pavement Maintenance (Soundview Dr., Borgen Blvd., Harborview Dr.) to The proposed large pavement maintenance project performs Hot Mix Asphalt grind and inlays in some areas and full depth roadway replacement on the following roadways: Soundview Drive, Harborview Drive, Borgen Boulevard, and 38th Ave., near south city limits. Each road will likely be split into its own bid schedule to give more flexibility when awarding the construction contract.	WA-17192	06/22/26	06/22/26		1361	04	C G P S T W	2.400	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	RW	2027		0		0	200,000	200,000
P	CN	2027		0	TIB	2,000,000	8,000,000	10,000,000
Totals				0		2,000,000	8,200,000	10,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	200,000	0	0	0	0
CN	5,000,000	5,000,000	0	0	0
Totals	5,200,000	5,000,000	0	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	7	Harborview Dr/Soundview Dr Intersection Improvements Soundview Drive to This project will update the intersection of Harborview Drive and Soundview Drive to enhance pedestrian safety by improving sight distance and installing ADA-compliant crosswalks.	WA-16541	06/22/26	06/22/26		1361	28			CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	250,000	250,000
P	CN	2029		0	TIB	750,000	200,000	950,000
Totals				0		750,000	450,000	1,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	250,000	0	0	0
CN	0	0	950,000	0	0
Totals	0	250,000	950,000	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	8	Burnham Drive/Borgen Boulevard Corridor Study Borgen Blvd. Burnham/Borgen RAB to Peacock Hill Ave This project will study the Burnham Drive/Borgen Boulevard corridor to identify low-cost incremental improvements to roundabouts, such as restriping existing roundabouts. A long-term project may be identified from the corridor study, which could include full reconfiguration of the study corridor and existing roundabouts. This larger project is outside of the 6-year window.	WA-16543	06/22/26	06/22/26		1361	18	C G O P T	1.080	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PL	2030		0		0	250,000	250,000
Totals				0		0	250,000	250,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PL	0	0	0	250,000	0
Totals	0	0	0	250,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	9	Hunt St./Skansie Ave. Intersection Safety Improvements Hunt Street/Skanskie Avenue to Construct a roundabout, signal or other intersection improvements at Hunt St./Skansie Ave. This project increases vehicular efficiency and enhances pedestrian safety.	WA-11828	06/22/26	06/22/26		1361	03			CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	350,000	350,000
P	RW	2028		0		0	80,000	80,000
P	CN	2029		0	TIB	1,000,000	500,000	1,500,000
Totals				0		1,000,000	930,000	1,930,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	350,000	0	0	0
RW	0	80,000	0	0	0
CN	0	0	1,500,000	0	0
Totals	0	430,000	1,500,000	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	10	Burnham Drive Improvements Phase 1B N. Harborview Drive to Eagles Club Construct a sidewalk or shared use path along Burnham Drive.	WA-13648	06/22/26	06/22/26		1361	03	C O P S T W	0.500	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2030		0		0	400,000	400,000
P	CN	2031		0	TIB	1,800,000	700,000	2,500,000
Totals				0		1,800,000	1,100,000	2,900,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	400,000	0
CN	0	0	0	0	2,500,000
Totals	0	0	0	400,000	2,500,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	11	50th St Ct Improvements 50th St Ct west of Olympic Drive to 38th Street Construct new 2-lane roadway with curb, gutter and sidewalks on one or both sides along with street illumination, on-street parking and associated storm water and/or LID improvements.	WA-05013	06/22/26	06/22/26		1361	03	G O P S T W	0.500	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2029		0		0	100,000	100,000
P	CN	2030		0	TIB	1,200,000	700,000	1,900,000
Totals				0		1,200,000	800,000	2,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	100,000	0	0
CN	0	0	0	1,900,000	0
Totals	0	0	100,000	1,900,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	12	Harborview Drive / Pioneer Way Improvements Harborview Drive/Pioneer Way to Intersection improvements to increase non-motorized user safety. City could consider many options including a raised intersection.	WA-08728	06/22/26	06/22/26		1361	28	CGOPS TW		CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2029		0		0	400,000	400,000
P	CN	2030		0	TIB	1,000,000	200,000	1,200,000
Totals				0		1,000,000	600,000	1,600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	400,000	0	0
CN	0	0	0	1,200,000	0
Totals	0	0	400,000	1,200,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	13	Rosedale Street/Skansie Avenue Intersection Improvements Rosedale St./Skansie Ave. to Intersection improvements. 2024 comprehensive plan work conceptualized this is a traffic signal as the grades are too steep for a roundabout.	WA-05026	06/22/26	06/22/26		1361	03	CGOPS TW		CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2029		0		0	500,000	500,000
P	CN	2030		0	TIB	1,600,000	300,000	1,900,000
Totals				0		1,600,000	800,000	2,400,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	500,000	0	0
CN	0	0	0	1,900,000	0
Totals	0	0	500,000	1,900,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	14	38th Ave Improvements Phase 1B (Briarwood Lane to 50th Street) 38th Avenue Briarwood Lane to 50th Street Court Complete design and construction of 2/3-lane section with turn pockets, bicycle lanes, curbs and gutters on one or both sides as necessary, landscaped planter strips or swales, sidewalk, storm sewer improvements, and provisions for future lighting.	WA-11821	06/22/26	06/22/26		1361	03		0.300	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	400,000	400,000
P	CN	2029		0	TIB	500,000	1,600,000	2,100,000
Totals				0		500,000	2,000,000	2,500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	400,000	0	0	0
CN	0	0	2,100,000	0	0
Totals	0	400,000	2,100,000	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	15	38th Ave Improvements Phase 1C (50th Street to 56th Street) 38th Avenue 50th Street Court to 56th Street Complete design and construction of 2/3-lane section with turn pockets, bicycle lanes, curbs and gutters on one or both sides as necessary, landscaped planter strips or swales, sidewalk, storm sewer improvements, and provisions for future lighting.	WA-11822	06/22/26	06/22/26		1361	03		0.340	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2028		0		0	500,000	500,000
P	CN	2029	STP	800,000	TIB	800,000	700,000	2,300,000
Totals				800,000		800,000	1,200,000	2,800,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	500,000	0	0	0
CN	0	0	2,300,000	0	0
Totals	0	500,000	2,300,000	0	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	16	Borgen Blvd/SR-16 WB Off-Ramp Metering Study Burnham Drive SR-16 WB Off-Ramp to Borgen Blvd Peform Design Concept Analysis on Metering the Roundabout at SR-16/Burnham Drive Interchange The project will install a signalized meter for eastbound traffic on the Burnham Drive Bridge approaching the large roundabout to the east of SR-16. The detection loops will be placed on the SR-16 off-ramp.	WA-17116	06/22/26	06/22/26		1361	03	P	0.220	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2029		0		0	400,000	400,000
P	CN	2030		0	TIB	400,000	0	400,000
Totals				0		400,000	400,000	800,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	400,000	0	0
CN	0	0	0	400,000	0
Totals	0	0	400,000	400,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	17	Hunt Street/38th Avenue Improvements Hunt/38th to Design and construct intersection improvements. Currently planned as a roundabout.	WA-08729	06/22/26	06/22/26		1361	03	C G P S T W		CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2029		0		0	500,000	500,000
P	RW	2029		0		0	100,000	100,000
P	CN	2030		0	TIB	1,000,000	400,000	1,400,000
Totals				0		1,000,000	1,000,000	2,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	500,000	0	0
RW	0	0	100,000	0	0
CN	0	0	0	1,400,000	0
Totals	0	0	600,000	1,400,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
			G. Structure ID									
17	18	Soundview Dr./Hunt St. Intersection Improvement Soundview Drive and Hunt Street to Construct new intersection control, currently conceptualized as a traffic signal, at the intersection with associated non-motorized improvements. Requires coordination with Pierce County for east leg transition to match existing.	WA-05022	06/22/26	06/22/26		1361	03	CGOPS TW		CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2030		0		0	450,000	450,000
P	RW	2030		0		0	50,000	50,000
P	CN	2031		0	TIB	600,000	500,000	1,100,000
Totals				0		600,000	1,000,000	1,600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	450,000	0
RW	0	0	0	100,000	0
CN	0	0	0	0	1,100,000
Totals	0	0	0	550,000	1,100,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	19	Austin St./Harborview Dr. Roundabout to This project will construct a roundabout at the intersection of Austin Street and Harborview Drive.	WA-16542	06/22/26	06/22/26		1361	03			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2031		0		0	500,000	500,000
P	RW	2031		0		0	100,000	100,000
P	CN	2032		0	TIB	1,750,000	750,000	2,500,000
Totals				0		1,750,000	1,350,000	3,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	500,000
RW	0	0	0	0	100,000
CN	0	0	0	0	2,500,000
Totals	0	0	0	0	3,100,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	20	Burnham Drive Improvements Phase 2 Burnham Drive Harbor Hill Dr Extension to SR-16 Interchange Reconstruction, including minor widening, turn lanes, curbs, gutters, sidewalks, storm sewer improvements, landscaped planter strips and lighting.	WA-05020	06/22/26	06/22/26		1361	03	C G O P S T	1.000	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2031		0		0	750,000	750,000
P	RW	2031		0		0	250,000	250,000
P	CN	2032		0	TIB	2,000,000	2,400,000	4,400,000
Totals				0		2,000,000	3,400,000	5,400,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	750,000
RW	0	0	0	0	250,000
CN	0	0	0	0	4,400,000
Totals	0	0	0	0	5,400,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	21	Cushman Trail Phase 5A Borgen trailhead to City Limits Along Canterwood The Cushman Trail Phase 5A will extend the Cushman trail from the existing Borgen Boulevard trailhead, to the north, past Baker Way to approximately city limits along Canterwood Boulevard.	WA-12863	06/22/26	06/22/26		1361	15		4.000	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PL	2031		0		0	200,000	200,000
P	PE	2032		0	TIB	700,000	200,000	900,000
Totals				0		700,000	400,000	1,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PL	0	0	0	0	200,000
PE	0	0	0	0	900,000
Totals	0	0	0	0	1,100,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	22	Olympic Drive/SR-16 Intersection Improvements to Explore options for eastbound on-ramp, intersection improvements to improve level of service.	WA-05025	06/22/26	06/22/26		1361	03			CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2030		0		0	200,000	200,000
P	RW	2030		0		0	50,000	50,000
P	CN	2031		0	OTHER	800,000	400,000	1,200,000
Totals				0		800,000	650,000	1,450,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	200,000	0
RW	0	0	0	50,000	0
CN	0	0	0	0	1,200,000
Totals	0	0	0	250,000	1,200,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	23	Grandview Street Improvements (Soundview to McDonald) Grandview Street Soundview Drive to McDonald Avenue Addition of pedestrian and bicycle facilities along the north side of Grandview Street. Crosswalk locations and lighting improvements to be analyzed.	WA-05036	06/22/26	06/22/26		1361	03	C G O P S T W	0.250	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2032		0		0	600,000	600,000
Totals				0		0	600,000	600,000

Expenditure Schedule						
Phase	1st	2nd	3rd	4th	5th & 6th	
PE	0	0	0	0	600,000	
CN	0	0	0	0	2,000,000	
Totals	0	0	0	0	2,600,000	

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	24	Grandview Street Improvements (McDonald to Stinson) McDonald Avenue to Stinson Avenue This project will include road improvements (including sidewalks), stormwater improvements, and lighting improvements.	WA-16540	06/22/26	06/22/26		1361	03			CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2029		0		0	260,000	260,000
S	CN	2030		0		0	1,840,000	1,840,000
Totals				0		0	2,100,000	2,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	260,000	0	0
CN	0	0	0	1,840,000	0
Totals	0	0	260,000	1,840,000	0

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	25	Skansie Avenue Improvements Skansie Avenue Rosedale Street to Hunt Street Minor widening to provide curb and gutter as necessary, landscaped planter strip/swale, storm sewer improvements, bicycle lane and sidewalks on both sides of street. Include provisions for future lighting project as budget allows.	WA-05028	06/22/26	06/22/26		1361	03	C P T	1.000	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2032		0		0	800,000	800,000
Totals				0		0	800,000	800,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	800,000
Totals	0	0	0	0	800,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	26	Wollochet Drive Interchange Improvements Wollochet Drive Kimball Dr. to Hunt Street Widen roadway to provide for 11 foot lanes, bicycle lanes, sidewalks, landscaping and illumination on at least one side of the roadway. LOS improvements at the SR-16 interchange.	WA-05023	06/22/26	06/22/26		1361	03	C G O P S T W	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2031		0		0	1,500,000	1,500,000
P	CN	2032	STP	8,000,000		0	2,000,000	10,000,000
Totals				8,000,000		0	3,500,000	11,500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	1,500,000
CN	0	0	0	0	10,000,000
Totals	0	0	0	0	11,500,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	27	Vernhardson Street Improvements Vernhardson Street Peacock Hill Avenue to City Limits Pavement restoration and/or overlay, storm sewer, curbs, gutters and sidewalk(s), bicycle lanes. Possible to phase project into two sections; one between Peacock Hill Ave and N. Harborview Drive and the other between N. Harborview Dirve and City Limits.	WA-05031	06/22/26	06/22/26		1361	05	C P S T W	0.340	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2031		0		0	800,000	800,000
P	CN	2032		0	TIB	3,000,000	750,000	3,750,000
Totals				0		3,000,000	1,550,000	4,550,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	800,000
CN	0	0	0	0	3,750,000
Totals	0	0	0	0	4,550,000

Six Year Transportation Improvement Program From 2027 to 2032

Agency: Gig Harbor

County: Pierce

MPO/RTPO: PSRC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	28	Olympic Drive and Spur to Hollycroft Olympic Drive and Hollycroft to Convert existing 2-way traffic on spur street that connects Olympic to Hollycroft in the SE quadrant of the intersection to one-way NB. Angled parking to be added to spur to support the park to the SE of the spur.	WA-05030	06/22/26	06/22/26		1361	03	C P T		CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2031		0		0	75,000	75,000
Totals				0		0	75,000	75,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	75,000
Totals	0	0	0	0	75,000

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Gig Harbor	8,800,000	26,721,747	43,408,517	78,930,264



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: June 22, 2026

SUBJECT: Public Hearing and First Reading of Ordinance Amending Critical Areas Code (GHMC 18.08)

SUBMITTED BY: Eric Baker

DEPARTMENT: Community Development

PHONE: 253-530-7073

SUGGESTED MOTION: Approve amendments to GHMC 18.08 Critical Areas based on review of best available science

BACKGROUND INFORMATION: Per state requirement, the City is updating its Critical Area Code (GHMC 18.08) applying to protections of wetlands, riparian habitat zones (streams), flood zones, slopes and aquifers. These revisions are intended to ensure “no net loss” or ecological functions based on best available science (BAS). The draft revisions are educated by best available science reviews conducted by City staff and its environmental consultant team as well as those conducted by neighboring jurisdictions (Pierce and Kitsap Counties). Major amendments include increases in wetland and stream buffers as well as updates to definitions, process and applicability. The City conducted a full public outreach program beginning with the first draft release on January 22, 2026. After public, stakeholder and state agency comments, a second draft was released on April 30, 2026 for Planning Commission review and public hearing. After public testimony, the Planning Commission prepared a recommendation to Council regarding the code amendments. Council will conduct a first reading on the Planning Commission recommendation with an additional public hearing. Additional information regarding the update and draft code revisions can be found at <https://www.gigharborwa.gov/964/Critical-Areas-Code-Update>.

FISCAL CONSIDERATION: This section details the financial issues involved in the issue before Council, if applicable. It can include only the information contained in the table below or it can include additional financial information.

Expenditure Required: \$ 0	Amount Budgeted: \$ 0	Appropriation Required: \$ 0
-------------------------------	--------------------------	---------------------------------

ATTACHMENTS:

1. CAO Update Ordinance FULL 061126
-

STRATEGIC PLAN PRIORITY: Promote environmental sustainability and preserve Gig Harbor’s natural beauty

ORDINANCE XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, AMENDING CHAPTERS 18.08 OF THE GIG HARBOR MUNICIPAL CODE TO UPDATE CRITICAL AREAS REGULATIONS BASED ON BEST AVAILABLE SCIENCE REVIEW; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Gig Harbor is required to plan for growth and development in accordance with the Washington State Growth Management Act (Chapter 36.70A of the Revised Code of Washington), hereinafter referred to as “the Act”; and

WHEREAS, the Act requires that jurisdictions planning under its provisions prepare and adopt a comprehensive plan to guide future land use, growth, and development in a manner that promotes the public health, safety, and welfare, and facilitates orderly and efficient development patterns; and

WHEREAS, as part of the City’s required periodic update, the City of Gig Harbor adopted its updated Comprehensive Plan on April 14, 2025, in accordance with the Act, setting forth the community’s long-term vision, goals, policies, and land use designations to guide growth and investment over a 20-year planning horizon; and

WHEREAS, the Act further mandates that development regulations provide for the protection of critical areas including wetlands, riparian management zones, hillsides and slopes, frequently flooded areas and aquifer recharge areas (GHMC 18.08); and

WHEREAS, these protections are intended to ensure “no net loss” of ecological function and value from new development proposals; and

WHEREAS, jurisdictions are responsible for the update of these regulations every 10-years based upon review of best available science; and

WHEREAS, City staff and consultant team have reviewed best available science reviews from adjacent jurisdictions (Kitsap and Pierce Counties) and guidance from state agencies including the Department of Ecology (DOE) and Department of Fish and Wildlife (WDFW).

WHEREAS, educated by a Gap Analysis, the City prepared a Checklist for Critical Areas directed by the Department of Commerce highlighting code consistency with BAS and the scope of any needed revisions; and

WHEREAS, the City proposed revisions to current critical areas regulations (GHMC 18.08) for consistency with BAS including updated definitions, terminology, process, required buffer widths for wetlands and riparian management zones (RMZ), mitigation ratios and other clarifications; and

WHEREAS, the City released first draft of amendments on January 22, 2026 for public review;

WHEREAS, the City conducted public outreach through multiple community meetings, stakeholder interviews, postcard mailings to all affected properties with 300 feet of a wetland or RMZ, and multiple informational presentations to the Planning Commission and City Council; and

WHEREAS, the City submitted a notification of intent to adopt to the Washington State Department of Commerce, including the draft documents and Checklist for Critical Areas on March 16, 2026, which was subsequently circulated to state agencies; and

WHEREAS, based on state agency and public comment, the City produced revised draft amendments on April 30, 2026; and

WHEREAS, the City issued a Determination on Non-Significance (DNS) for the update based on a completed Environmental Checklist on May 4, 2026 with no appeals filed; and

WHEREAS, the Planning Commission after timely and effective notice, held a public hearing on the draft amendments on May 14, 2026, deliberated and provided a recommendation to City Council on May 21, 2026; and

WHEREAS, the City Council held a study session on the Planning Commission recommendation on June 11, 2026 and directed staff to prepare amendments; and

WHEREAS, the City Council, after timely and effective notice, held a first reading and public hearing on the revised amendments on June 22, 2026; and

WHEREAS, the City Council held a second reading on the revised amendments on July ____, 2026; and

WHEREAS, the revised amendments shown in Attachment A are consistent with state statute including the Growth Management Act, Puget Sound Regional Council VISION 2050, Pierce County Countywide Planning Policies and City of Gig Harbor Comprehensive Plan.

NOW THEREFORE, the City Council of the City of Gig Harbor, Washington, do ordain:

Section 1. GHMC 18.08 Critical Areas is amended as shown in Attachment A.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance shall 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. Correction of Errors. The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. Effective Date. This ordinance shall take effect and be in full force thirty (30) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this July _____, 2026

Mary K. Barber
Mayor

Approved as to form:

Attest:

Daniel Kenny
City Attorney

Tiffany Aliment
City Clerk

ATTACHMENT A

**CRITICAL AREAS CODE
UPDATE**

Chapter 18.08 GHMC

**PLANNING COMMISSION
RECOMMENDATION**

May 21, 2026



Chapter 18.08 CRITICAL AREAS

Sections:

- ~~18.08.010 Purpose. 18.08.010 Purpose.~~
- ~~18.08.020 Goal. 18.08.020 Goal.~~
- ~~18.08.030 Definitions. 18.08.030 Definitions.~~
- ~~18.08.032 Best available science. 18.08.032 Best available science.~~
- ~~18.08.034 Applicability. 18.08.034 Applicability.~~
- ~~18.08.038 Wetlands – Designation and mapping. 18.08.038 Wetlands –
Designation and mapping.~~
- ~~18.08.040 Wetlands – Classification guidelines/ratings. 18.08.040
Wetlands – Classification guidelines/ratings.~~
- ~~18.08.050 Wetlands – Regulated activities. 18.08.050 Wetlands –
Regulated activities.~~
- ~~18.08.060 Repealed. 18.08.060 Repealed.~~
- ~~18.08.070 Wetlands – Permitting process. 18.08.070 Wetlands –
Permitting process.~~
- ~~18.08.080 Wetlands – Administration. 18.08.080 Wetlands –
Administration.~~
- ~~18.08.090 Wetlands – Analysis report requirements. 18.08.090
Wetlands – Analysis report requirements.~~
- ~~18.08.100 Wetlands – Buffer areas. 18.08.100 Wetlands – Buffer areas.~~
- ~~18.08.110 Wetlands – Alteration of buffers. 18.08.110 Wetlands –
Alteration of buffers.~~
- ~~18.08.120 Wetlands – Permitted uses in buffer areas. 18.08.120
Wetlands – Permitted uses in buffer areas.~~
- ~~18.08.130 Repealed.~~
- ~~18.08.140 Wetlands – Alteration of wetlands and sequence of mitigation
actions. 18.08.140 Wetlands – Alteration of wetlands and
sequence of mitigation actions.~~
- ~~18.08.150 Wetlands – Mitigation plan submittal requirements. 18.08.150
Wetlands – Mitigation plan submittal requirements.~~

- ~~18.08.160~~ ~~Wetlands – Criteria for compensatory mitigation/location and timing of compensatory mitigation.~~ 18.08.160 Wetlands – Criteria for compensatory mitigation/location and timing of compensatory mitigation.
- ~~18.08.170~~ ~~Wetlands – Replacement criteria.~~ 18.08.170 Wetlands – Replacement criteria.
- ~~18.08.180~~ ~~Wetlands – Monitoring program and contingency plan.~~ 18.08.180 Wetlands – Monitoring program and contingency plan.
- ~~18.08.182~~ ~~Streams – Designation and rating of streams.~~ 18.08.182 Streams – Designation and rating of streams.
- ~~18.08.183~~ ~~Streams – Critical areas report.~~ 18.08.183 Streams – Critical areas report.
- ~~18.08.184~~ ~~Streams – Performance standards – General.~~ 18.08.184 Streams – Performance standards – General.
- ~~18.08.185~~ ~~Streams – Mitigation requirements.~~ 18.08.185 Streams – Mitigation requirements.
- ~~18.08.186~~ ~~Critical fish and wildlife habitat areas.~~ 18.08.186 Critical fish and wildlife habitat areas.
- ~~18.08.188~~ ~~Aquifer recharge areas.~~ 18.08.188 Aquifer recharge areas.
- ~~18.08.190~~ ~~Hillsides, ravine sidewalls and bluffs.~~ 18.08.190 Hillsides, ravine sidewalls and bluffs.
- ~~18.08.192~~ ~~Landslide and erosion hazard areas.~~ 18.08.192 Landslide and erosion hazard areas.
- ~~18.08.193~~ ~~Mudslide hazard.~~ 18.08.193 Mudslide hazard.
- ~~18.08.194~~ ~~Seismic hazard areas.~~ 18.08.194 Seismic hazard areas.
- ~~18.08.196~~ ~~Flood hazard areas.~~ 18.08.196 Flood hazard areas.
- ~~18.08.200~~ ~~Maintenance of existing structures and developments.~~ 18.08.200 Maintenance of existing structures and developments.
- ~~18.08.202~~ ~~Exemptions from development standards.~~ 18.08.202 Exemptions from development standards.
- ~~18.08.204~~ ~~Variances from the minimum requirements.~~ 18.08.204 Variances from the minimum requirements.

18.08.206	Reasonable use exceptions.	<u>18.08.206</u>	<u>Reasonable use exceptions.</u>
18.08.208	Performance bonding.	<u>18.08.208</u>	<u>Performance bonding.</u>
18.08.210	Suspension and revocation.	<u>18.08.210</u>	<u>Suspension and revocation.</u>
18.08.220	Enforcement.	<u>18.08.220</u>	<u>Enforcement.</u>
18.08.230	Repealed.	<u>18.08.230</u>	<u>Repealed.</u>
18.08.240	Nonconforming uses.	<u>18.08.240</u>	<u>Nonconforming uses.</u>
18.08.250	Repealed.	<u>18.08.250</u>	<u>Repealed.</u>
18.08.260	Repealed.	<u>18.08.260</u>	<u>Repealed.</u>

18.08.010 Purpose.

The ordinance codified in this chapter is intended to promote the maintenance, enhancement and preservation of critical areas and environmentally sensitive natural systems by avoiding or minimizing adverse impacts from construction and development. This chapter implements the goals and objectives of the State Growth Management Act of 1990 through the development and implementation of policies and ~~interim~~ regulations to manage critical areas in the public’s interest and welfare. It is not the intent of this chapter to deny a reasonable use of private property, but to assure that development on or near critical areas is accomplished in a manner that is sensitive to the environmental resources of the community.

18.08.020 Goal.

In implementing the purposes stated in GHMC [18.08.010](#), it is the intent of this chapter to accomplish the following:

- A. Protect environmentally sensitive natural areas and the functions they perform by the careful and considerate regulation of development;
- B. Minimize damage to life, ~~limb~~ [safety](#) and property due to landslides and erosion on steep or unstable slopes, seismic hazard areas and areas subject to subsidence;

- C. Protect wetlands and their functions and values;
- D. Protect and maintain stream flows and water quality within the streams;
- E. Minimize or prevent siltation to the receiving waters of Gig Harbor Bay for the maintenance of marine water quality and the maintenance and preservation of marine fish and shellfish;
- F. Preserve natural forms of flood control and stormwater storage from alterations to drainage or stream flow patterns;
- G. Protect aquifer recharge areas from undesirable or harmful development;
- H. Protect, maintain and enhance areas suitable for wildlife, including rare, threatened or endangered species;
- I. Protect, maintain and enhance fish and wildlife habitat conservation areas within their natural geographic distribution so as to avoid the creation of subpopulations;
- J. Implement the goals, policies and requirements of the Growth Management Act.

K. The result of a proposed regulated activity achieves no net loss of critical area functions.

18.08.030 Definitions.

For purposes of this chapter, the following definitions shall apply:

A.

“Alteration” means any activity which materially affects the existing condition of land or improvements.

“Applicant” means the person, party, firm, corporation, or other legal entity that proposes any activity. The applicant is either the owner of the land on which the proposed activity would be located, a contract vendee, a lessee of the land, the person who would actually control and direct the proposed activity, or the authorized agent of such a person.

“Aquifer” means a subsurface, saturated geologic formation which produces, or is capable of producing, a sufficient quantity of water to serve as a private or public water supply.

“Aquifer recharge areas” means those areas which serve as critical ground water recharge areas and which are highly vulnerable to contamination from intensive land uses within these areas.

B.

“Best management plan” means a plan or program developed by the local Soil Conservation District (USDA) which specifies best management practices for the control of animal wastes, stormwater runoff and erosion.

“Bluff” means a steeply rising, near vertical slope which abuts and rises from the Puget Sound shoreline. Bluffs occur in the east area of the city, fronting the Tacoma Narrows, and are further identified in the Coastal Zone Atlas, Volume 7, for Pierce County. The toe of the bluff is the beach and the top is typically a distinct line where the slope abruptly levels out. Where there is no distinct break in a slope, the top is the line of vegetation separating the unvegetated slope from the vegetated uplands, or, if the bluff is vegetated, that point where the bluff slope diminishes to 15 percent or less.

~~“Buffer” means a natural area adjacent to hillsides or ravines which provides a margin of safety through protection of slope stability, attenuation of surface water flows and landslide, seismic and erosion hazards reasonably necessary to minimize risk to the public from loss of life, well-being or property damage from natural disaster~~ means a natural area that separates one type, category, or use of land from another. Buffers typically serve to provide a defined area between more intensive land uses and land that is more sensitive. Buffers are typically referenced by the associated critical area such as wetland buffer, stream buffer, etc.

“Building setback line” means a distance, in feet, beyond which the footprint or foundation of a building or structure shall not extend.

C.

“City” means the city of Gig Harbor.

“Clearing” means the removal of timber, brush, grass, ground cover or other vegetative matter from a site which exposes the earth’s surface of the site.

“Compensatory mitigation” means mitigation for wetland losses or impacts resulting from alteration of wetlands and/or their buffers. It includes, but is not limited to, creation, enhancement and restoration.

“Contaminant” means any chemical, physical, biological or radiological material that is not naturally occurring and is introduced into the environment by human action, accident or negligence.

“Creation” means the producing or forming of a wetland through artificial means from an upland (nonwetland) site.

“Critical areas” consist of those lands which are subject to natural hazards, contain important or significant natural resources or which have a high capability of supporting important natural resources. These include the following areas and ecosystems: wetlands; fish and wildlife habitat conservation areas; hillsides, ravine sidewalls and bluffs; landslide and erosion hazard areas; mudslide hazard, seismic hazard areas, and flood hazard areas.

D.

“Department” means the city planning department.

~~“Designated wetland” means those lands identified through the classification process established by this chapter.~~

~~“Development” means alteration (see definition for alteration) any man-made change to improve or unimproved a site. Development activities include, but are not limited to, construction of buildings or other structures, additions, reconstruction, paving, or any activities that results in vegetation clearing or alteration of existing site characteristics.~~

“Director” means the planning director or his/her designee.

“Ditches” are those artificial drainage features created in uplands through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. Purposeful creation must be demonstrated through documentation.

photographs, statements and/or other evidence. Ditches are excluded from regulation as streams under this section. Artificial drainage features with documented fish usage are regulated as streams. Drainage setbacks are required as per the city’s surface water manual. (Ord. 1036 § 26, 2006).

“DRASTIC” means a model developed by the National Water Well Association and Environmental Protection Agency and which is used to measure aquifer susceptibility to contamination.

E.

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, organic material, or combination thereof.

“Enhancement” means actions performed to improve the conditions of existing degraded wetlands and/or buffers so that the functions they provide are of a higher quality (e.g., increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, removing nonindigenous plant or animal species, removing fill material or garbage).

“Erosion” means the wearing away of the earth’s surface as a result of the movement of wind, water, or ice.

“Erosion hazard areas” means those areas which are vulnerable to erosion due to natural characteristics including vegetative cover, soil texture, slope, gradient or which have been induced by human activity. Those areas which are rated severe or very severe for building site development on slopes or cut banks, in accordance with the United States Department of Agriculture Soil Conservation Service Soil Survey for Pierce County Area (February 1979), are included within this definition.

“Excavation” means the mechanical removal of earth material or fill.

“Existing and ongoing agricultural activities” means those activities conducted on lands defined in RCW [84.34.020\(2\)](#), and those activities involved in the production of crops and livestock, including but not limited to operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities which bring an area

into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted has been converted to a nonagricultural use or has lain idle both more than five years and so long that modifications to the hydrological regime are necessary to resume operations, unless the idle land is registered in a federal or state soils conservation program.

F.

“Fill/fill material” means a deposit of earth material, placed by human or mechanical (machine) means, and which is not defined by solid waste according to Chapter [70.95](#) RCW.

“Filling” means the act of placing fill material on any surface.

“Fish and wildlife habitat [conservation](#) areas” means those areas identified as being of critical importance in the maintenance and preservation of fish, wildlife and natural vegetation including waters of the state, and as further identified in GHMC [18.08.186 such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.](#)

“Flood hazard areas” means those areas within the city of Gig Harbor which are determined to be at risk of having a one percent or greater chance of experiencing a flood in any one year, with those areas defined and identified on the Federal Emergency Management Administration (FEMA) flood insurance rate maps for the city of Gig Harbor.

“Floodplain development permit” means the permit required by the city flood hazard construction ordinance.

G.

“Geologically hazardous areas” means those areas as designated in the city of Gig Harbor comprehensive plan as “landslide hazards,” in the Washington Department of Ecology Coastal Zone Atlas, Volume 7, [hillsides, ravine sidewalls and bluffs](#) and “areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial

development consistent with public health or safety concerns” (WAC [365-190-030\(9\)](#)).

“Geologist” means a person who is licensed in the state of Washington and meets all experience and training requirements in accordance with Chapter 308-15 WAC, as now or hereafter amended.

“Geotechnical engineer” means a practicing geotechnical/civil engineer licensed as a professional civil engineer with the state of Washington, with professional training and experience in geotechnical engineering, including at least four years’ professional experience in evaluating geologically hazardous areas.

“Grading” means any excavating, filling, clearing, leveling, or contouring of the ground surface by human or mechanical means.

“Grading permit” means the permit required by the city grading and clearing ordinance.

H.

“Habitat management plan” means a report prepared by a qualified wildlife biologist.

“Hazardous substance” means any material that exhibits any of the characteristics or criteria of hazardous waste, inclusive of waste oil and petroleum products, and which further meets the definitions of “hazardous waste” pursuant to Chapter [173-303](#) WAC.

“Hillsides” means geologic features with slopes of 15 percent or greater. The ordinance codified in this chapter provides four classes of hillsides in order to differentiate between the levels of protection and the application of development standards.

I.

“In-kind mitigation” means to replace wetlands with substitute wetlands whose characteristics and functions and values are intended to replicate those destroyed or degraded by a regulated activity.

J. *Reserved.*

K. *Reserved.*

L.

“Landslide” means an abrupt downslope movement of soil, rock or ground surface material.

“Landslide hazard area” means those areas which are susceptible to risk of mass movement due to a combination of geologic, topographic and hydrologic factors.

M. “Mitigation” ~~means to avoid, minimize, or compensate for adverse wetland impacts, as defined in WAC 197-11-768, means:~~ a) Avoid the impact altogether by not taking a certain action or parts of an action; b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts; c) Rectifying the impact to the critical area by repairing, rehabilitating, or restoring the affected environment; d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; e) Compensating for the impact by replacing, enhancing, or providing substitute resources or environment; and f) Monitoring the impact and taking adaptive management actions when necessary. -

N. *Reserved.*

O. “Out-of-kind mitigation” means to replace wetlands with substitute wetlands whose characteristics do not closely approximate those destroyed or degraded by a regulated activity.

P.

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity or pollutants after development, construction, or restoration.

“Person” means an individual, firm, co-partnership, association or corporation.

Q.

“Qualified biologist” means a person with a minimum of a four-year degree in wildlife sciences, biology, environmental sciences, soil science, limnology or an equivalent

academic background who also has at least two years of experience in stream restoration.

“Qualified wetland specialist” is a person with a minimum of a four-year degree in wildlife sciences, biology, environmental sciences, soil science, limnology or an equivalent academic background who also has experience in performing wetland delineations, analysis of wetland functions and values and project impacts, and wetland mitigation and restoration techniques. The person must be familiar with [the U.S. Army Corps of Engineers the Washington State Department of Ecology Wetland Identification and Delineation Manual \(1997\), which is consistent with the 1987 Federal Manual and applicable regional supplement used by the U.S. Army Corps of Engineers](#), city grading and clearing regulations and the requirements of this chapter.

“Qualified wildlife biologist” means a person having, at a minimum, a bachelor’s degree in wildlife biology, wildlife science, wildlife ecology, wildlife management or zoology, or a bachelor’s degree in natural resource or environmental science plus 12 semester or 18 quarter hours on wildlife coursework and two years of professional experience.

R.

“Ravine sidewall” means a steep slope which abuts and rises from the valley floor of a stream and which was created by the normal erosive action of the stream. Ravine sidewalls are characterized by slopes predominantly in excess of 25 percent although portions may be less than 25 percent. The base of a ravine sidewall is the stream valley floor. The top of a ravine sidewall is a distinct line where the slope abruptly levels out. Where there is no distinct break in slope, the top shall be that point where the slope diminishes to 15 percent or less.

“Restoration” means the reestablishment of a viable wetland from a previously filled or degraded wetland site.

[“Riparian management zone” means a designated area contiguous or adjacent to a stream that is required for the continued maintenance, function, and structural stability of the stream. Functions of a riparian management zone include shading,](#)

input of organic debris and coarse sediments, uptake of nutrients, stabilization of banks, protection from intrusion, or maintenance of wildlife habitat.

S.

“Seismic hazard areas” means those areas which are susceptible to severe damage from earthquakes as a result of ground shaking, slope failure, settlement or soil liquefaction.

“Significant impact” means a meaningful change or recognizable effect to the ecological function and value of a critical area, which is noticeable or measurable, resulting in a loss of function and value.

“Single-family dwelling” means a building or structure, or portion thereof, which is designed for and used to provide a place of abode for human beings, including mobile homes, as defined in the city zoning code.

“Site” means any parcel or combination of contiguous parcels, or right-of-way or combination of contiguous rights-of-way under the applicant’s ownership or control where the proposed project impacts a critical area(s).

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio (percentage) of vertical distance to horizontal distance by the following formula: V (vertical distance)/ H (horizontal distance) x 100 = % slope.

“Species of local importance” means a species of animal which is of local concern due to their population status or their sensitivity to habitat manipulation. This term also includes game species.

“Stockpiling” means the placement of material with the intent to remove at a later time.

~~“Stream buffer zone” means a designated area contiguous or adjacent to a stream that is required for the continued maintenance, function, and structural stability of the stream. Functions of a buffer include shading, input of organic debris and coarse sediments, uptake of nutrients, stabilization of banks, protection from intrusion, or maintenance of wildlife habitat.~~

“Streams” means those areas where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or surface water runoff devices, or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction in such watercourses. For the purpose of this definition, a defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds, and defined-channel swales. The channel or bed need not contain water year-round.

“Structure” means anything that is constructed in or on the ground or over water, including any edifice or any piece of work artificially built up or composed of parts and joined together. Structures do not include such features as paved or gravel areas, sidewalks, or like amenities.

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland.

T. *Reserved.*

U. “Utility line” means pipe, conduit, cable or other similar facility by which services are conveyed to the public or individual recipients. Such services shall include, but are not limited to, water supply, electric power, gas and communications.

V. *Reserved.*

W.

“Wetland” or “wetlands” means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, retention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway. Wetlands include those

artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

“Wetland buffer zone” means a designated area contiguous or adjacent to a wetland that is required for the continued maintenance, function, and structural stability of the wetland. Functions of a buffer include shading, input of organic debris and coarse sediments, uptake of nutrients, stabilization of banks, protection from intrusion, or maintenance of wildlife habitat. For further information on permitted uses, see GHMC [18.08.020](#).

“Wetland class” means the U.S. Fish and Wildlife Service wetland classification scheme using a hierarchy of systems, subsystems, classes and subclasses to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, aquatic bed, unconsolidated bottom, rock bottom, rocky shore, streambed, and reef.

X. *Reserved.*

Y. *Reserved.*

Z. *Reserved.*

18.08.032 Best available science.

A. The Growth Management Act requires jurisdictions to include the best available science when designating and protecting critical areas. The Growth Management Act also requires the implementation of conservation or protection measures necessary to preserve or enhance anadromous fish and their habitat (WAC [365-195-900](#) through [365-195-925](#)). Anadromous fish are those that spawn and rear in freshwater and mature in the marine environment, including salmon and char (bull trout).

B. Best available science shall be used in developing policies and development regulations to protect the functions and values of critical areas. Critical area reports and

decisions to alter critical areas shall rely on the best available science to protect the functions and values of critical areas and ensure no net loss. The best available science is that scientific information applicable to the critical area prepared by local, state or federal natural resource agencies, a qualified scientific professional or team of qualified scientific professionals that is consistent with criteria established in WAC 365-195-900 through 365-195-925.

18.08.034 Applicability.

A. *Critical Area Review.* All development in critical areas and their buffers, whether on public or private property, shall comply with the requirements of this chapter. The director or his/her designee shall utilize the procedures and rules established in the city of Gig Harbor environmental policy ordinance, Chapter 18.04 GHMC, Environmental Review (SEPA), and the applicable provisions of GHMC Titles 16, 17 and 19 to implement the provisions of this chapter. Critical area review shall be required for all development and any of the following permits:

1. Building permit for any construction;
2. Grading as provided for in Chapter 14.40 GHMC;
3. Any shoreline management permit or exemption as authorized under Chapter 90.58 RCW;
4. Site plan review as provided for in Chapter 17.96 GHMC;
5. Subdivision, short subdivision or planned unit development;
6. Zoning variance or conditional use permit;
7. Land clearing as provided for in Chapter 17.94 GHMC.

B. *Special Studies Required.* When an applicant submits an application for any development proposal, the application shall indicate whether any critical area is located on the site. The director or designee shall visit the site, and in conjunction with the review of the information provided by the applicant and any other suitable information, shall make a determination as to whether or not sufficient information is available to

evaluate the proposal. If it is determined that the information presented is not sufficient to adequately evaluate a proposal, the director shall notify the applicant that additional studies as specified herein shall be provided.

C. Critical Area Reports. Wetland analysis reports and/or habitat management plans required for permit approval including delineations, classifications, buffer determinations, and/or any proposed mitigation measures shall be applied to subsequent permits related to and consistent with the original permit approval, unless the original permit expires, is rescinded or no longer valid; or specific, site-specific information demonstrates the approved report is erroneous. Nothing in this section limits the City's authority to apply performance standards necessary to achieve no net loss of critical area functions and values.

DC. *Appeals.* A decision of the director to approve, conditionally approve or deny a permit, or any official interpretation in the administration of this chapter may be appealed in accordance with the procedures established under GHMC Title 19.

18.08.038 Wetlands – Designation and mapping.

A. Pursuant to WAC 197-11-908, the city designates wetlands as critical areas defined in this chapter.

B. The approximate location and extent of critical areas are shown on the city's critical area map. These maps are to be used as a guide and may be updated as new critical areas are identified. They are a reference and do not provide final critical area designations. Mapping sources include:

1. Areas designated on the National Wetland Inventory maps;
2. Areas which have been designated as wetlands on the Pierce County wetland atlas.

18.08.040 Wetlands – Classification guidelines/Identification and ratings.

A. General. All wetland delineations shall utilize the currently approved federal delineation manual and applicable regional supplements. Wetland rating and

classification shall be established based upon the completion of a delineation report prepared by a qualified wetland specialist to determine boundary, size, function and value. Guidelines for preparing a wetland delineation report are defined in GHMC [18.08.090](#) and the ~~Department of Ecology currently approved federal manual and applicable regional supplements.~~

B. *Wetland Ratings.* Wetlands shall be rated according to the most recent version of the Washington State Department of Ecology’s Wetland Rating System for Western Washington. This document contains the definitions and methods for determining if the criteria below are met.

1. *Wetland Rating Categories.*

a. *Category I.* Category I wetlands are those wetlands of exceptional resource value based on their functional value and diversity. Category I wetlands are:

- i. Undisturbed estuarine wetlands larger than one acre;
- ii. Wetlands designated by Washington Natural Heritage Program as high quality;
- iii. Bogs;
- iv. Mature and old-growth forested wetlands larger than one acre;
- v. Wetlands in coastal lagoons;
- vi. Wetlands that perform high functions (wetlands scoring 23 to 27 points on the Ecology wetland rating form).

b. *Category II.* Category II wetlands are those wetlands of significant resource value based on their functional value and diversity. Category II wetlands are:

- i. Estuarine wetlands smaller than one acre or disturbed estuarine wetlands larger than one acre; or
- ii. Wetlands scoring 20 to 22 points on the Ecology wetland rating form.

c. *Category III.* Category III wetlands are those wetlands of important resource value based on their functional value and diversity. Category III wetlands are

wetlands with a moderate to low level of functions (wetlands scoring 16 to 19 points on the wetland rating form).

d. *Category IV.* Category IV wetlands are those wetlands with the lowest level of functions scoring nine to 15 points on the Ecology wetland rating form.

~~Hydrologically isolated Category IV wetlands less than 1,000 square feet are exempt as per GHMC 18.08.202(H).~~

18.08.050 Wetlands – Regulated activities.

A. Unless specifically exempted by GHMC [18.08.202](#), the following activities in a wetland and/or its associated buffer shall be regulated pursuant to the requirements of this chapter. The regulated activities are as follows:

1. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
2. Dumping, discharging or filling with any material;
3. Draining, flooding or disturbing the water level or water table;
4. Constructing, reconstructing, demolishing or altering the size of any structure or infrastructure, except repair of an existing structure or infrastructure, where the existing square footage or foundation footprint is not altered;
5. Destroying or altering vegetation through clearing, harvesting, cutting, intentional burning, shading or planting vegetation that would alter the character of a wetland;
6. Activities from construction or development that result in significant, adverse changes in water temperature, physical or chemical characteristics of wetland water sources, including quantity and pollutants.

B. Activities listed in subsection [\(A\)](#) of this section which do not result in alteration in a wetland and/or its associated buffer may require fencing along the outside perimeter of the buffer or erosion control measures.

18.08.060 Exemptions.

Repealed by [Ord. 1036](#).

18.08.070 Wetlands – Permitting process.

A. *Overview.* Inquiries regarding conduct of a regulated activity in a wetland can be made to the department. The department shall utilize the National Wetlands Inventory (NWI) maps and the Pierce County wetland atlas to establish general location of wetland sites. If the maps indicate the presence of a wetland, a wetland delineation report shall be filed, unless the department determines that a wetland is not on or within the site. This determination may be based on information provided by the applicant and from other sources. If the map does not indicate the presence of a wetland or wetland buffer zone within the site, but there are other indications that a wetland may be present, the department shall determine whether a wetland analysis report is required.

B. *Permit Requirements.* No separate application or permit is required to conduct regulated activities within a wetland or its associated buffer. Review of regulated activities within a wetland and buffers is subject to the permit processing procedure for the required permit type as defined under GHMC Title [19](#). The department shall utilize existing environmental review procedures, the city SEPA ordinance, Chapter [18.04](#) GHMC, to assess impacts to wetlands and impose required mitigation. Department review of proposed alterations to wetlands and buffer areas and a wetland mitigation plan may be required prior to issuance of a SEPA determination by the city's responsible official.

C. Prior to submittal of a wetland delineation report, recommendation on wetland category, proposed alterations to wetlands and buffer areas, or wetland mitigation plan, the applicant may request a preapplication conference in accordance with the procedures established in GHMC [19.02.001](#).

D. *Request for Official Determination.* A request for an official determination of whether a proposed use or activity at a site is subject to this chapter must be in writing and made to the planning department. The request can be accompanied by a SEPA environmental checklist. The request shall contain plans, data and other information in sufficient detail

to allow for determination, including a wetland delineation report. The applicant shall be responsible for providing plans and the wetland delineation report to the department.

E. A wetland analysis report shall be submitted to the department for review of a proposal for activity which lies within a wetland, or within 300 feet of a wetland. The purpose of the wetland analysis report is to determine the extent and function of wetlands to be impacted by the proposal.

F. *Preliminary Site Inspection.* Prior to conducting a wetland analysis report, the applicant may request that the department conduct a preliminary site inspection to determine if a wetland may be present on the proposal site. Upon receipt of the appropriate fee, the department shall make a site inspection. If the department determines that a wetland is not on the site, this shall be indicated to the applicant in writing, and a wetland analysis report shall not be required.

G. Prior to submittal of the wetland analysis report or the development of a lot which has a classified wetland, boundaries of wetlands shall be staked and flagged in the field by a qualified wetland specialist and surveyed by a licensed professional surveyor registered in the state. Field flagging shall be distinguishable from other survey flagging on the site.

H. If alteration of a wetland or buffer is proposed, a wetland mitigation plan shall be submitted pursuant to requirements of this chapter, subsequent to staff review of the wetland analysis report. In no event will a wetland mitigation plan be required prior to a determination of whether a designated wetland is present on a site.

18.08.080 Wetlands – Administration.

A. *Filing Fees.* A wetland regulatory processing fee in an amount established under the city's development fee ordinance, GHMC Title [3](#), shall be paid at the time of a request for official determination of whether a proposed use or activity at a site is subject to this chapter. The fee shall be paid prior to administrative review, including environmental review. It shall include all costs of administrative and environmental review, including the preliminary site inspection, and review and approval of a wetland analysis report. It shall be in addition to any other fees for environmental assessment

and environmental impact review, provided by the city environmental policy ordinance, Chapter [18.04](#) GHMC.

B. *Notice and Title.*

1. *Notice.* Upon submission of a complete application for a wetland development approval, notice shall be provided in accordance with the city zoning code for site plan review for notification of property owners within 300 feet of the subject property.

2. *Notice of Title.* The owner of any property with field-verified presence of wetland or wetland buffer on which a development proposal is submitted shall file for record with the Pierce County auditor a notice approved by the department in a form substantially as set forth below. Such notice shall provide notice in the public record of the presence of a wetland or wetland buffer, the application of this chapter to the property, and that limitations on actions in or affecting such wetlands and their buffers may exist. The notice shall be notarized and shall be recorded prior to approval of any development proposal for such site. The notice shall run with the land and shall be in the following form:

WETLAND AND/OR WETLAND BUFFER NOTICE

Legal Description:

Present Owner:_____

NOTICE: This property contains wetlands or their buffers as defined by City of Gig Harbor Ordinance. Restrictions on use or alteration of the wetlands or their buffers may exist due to natural conditions of the property and resulting regulations.

Date Signature Owner

C. *Other Laws and Regulations.* No approval granted pursuant to this chapter shall remove an obligation to comply with the applicable provisions of any other federal, state or local law or regulation.

D. *Atlas.* As part of its review, the department shall include the appropriately designated wetland in the Pierce County wetlands atlas or in the city wetland atlas, as may be adopted.

18.08.090 Wetlands – Analysis report requirements.

A. 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 [18.04](#) GHMC. ~~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.~~

B. The wetland analysis report shall be ~~prepared in accordance with the methods outlined in the Ecology Publication No. 10-06-002 Wetlands and CAO Updates – Guidance for Small Cities (Western Washington) or, if updated, a more recent version~~ and submitted to the department for review for any proposals that are within 300 feet of a wetland and shall include, but not be limited to, the following:

1. Vicinity map;

2. A site map containing the following:

a. Surveyed wetland boundaries based upon delineation by a qualified wetland specialist;

b. Property lines, existing physical features of the site including buildings, fences, and other structures, etc.;

c. Locations of all test pits, numbered to correspond with flagging and field data sheets;

d. The department may require an aerial underlay displaying the site boundaries and wetland delineation or any other type of supporting details.

3. A delineation report which includes the following:

a. A summary of the general site conditions including topography, acreage, vegetation, existing development, etc.;

b. Methodology for the wetland delineation;

c. A summary of the wetland rating(s), including supporting rationale;

d. A summary of the required wetland buffer(s), consistent with GHMC 18.08.100;

4. A summary of the proposed activities and potential impacts to the wetland(s).

C. Within 30 days of receipt of the wetland analysis report and other information, the department shall determine the appropriate wetland category, buffering requirement, and required mitigation. The report shall be accorded substantial weight and the department shall approve the report's findings and approvals, unless specific, written reasons are provided which justify not doing so. Once accepted, the report shall control future decision-making related to designated wetlands unless the permit in which the report was required expires, is rescinded or no longer valid or new information is found demonstrating the report is in error.

18.08.100 Wetlands – Buffer areas.

A. Following the department's determination of the category for a wetland associated with a proposal, the department shall determine appropriate buffer widths. Wetland buffer zones shall be evaluated for all development proposals and activities adjacent to wetlands to determine their need to protect the integrity, functions and values of the wetland. Wetland buffer widths are determined by the category of wetland, the intensity of impacts of a land use ~~and the functions or special characteristics of the wetland that need to be protected as determined by the rating system~~. All wetland buffer zones are measured perpendicular from the wetland boundary as surveyed in the field. Except as otherwise permitted by this chapter, wetland buffers shall consist of a relatively intact

native vegetation community adequate to protect the wetland functions and values at the time of proposed activity. If the vegetation is inadequate then the buffer width shall be planted to ~~maintain the buffer width~~ provide the necessary protection and maintain buffer width.

B. *Impact of Land Use*. Different uses of land can result in a high, moderate or low level of impact to adjacent wetlands. Types of land use are categorized into impact levels as shown on the following table:

Level of Impact from Land Use	Types of Land Uses Based on Common Use Categories
High	Residential uses (greater than one unit per acre); schools; churches; public facilities, public/private services and government administrative uses (excluding parks, rights-of-way and utilities); lodging uses; personal, professional, product and automotive services; health care services; commercial and sales uses; animal clinics and kennels; marine-related uses; industrial uses; restaurant uses; museum, club and recreation hall uses; high-intensity parks, outdoor and indoor recreation (golf courses, ballfields, tennis clubs, swimming pools, etc.); conversion to high-intensity agriculture (dairies, nurseries, greenhouses, growing and harvesting crops requiring annual tilling and raising and maintaining animals, etc.); hobby farms.

Moderate	Residential uses (less than one unit per acre); moderate-intensity parks and outdoor recreation (parks with biking, jogging, etc.); conversion to moderate-intensity agriculture (orchards, hay fields, etc.) and paved trails; building of logging roads; utility corridor or right-of-way shared by several utilities and including access/maintenance road.
Low	Forestry (cutting of trees only); low-intensity parks and open space (hiking, bird-watching, preservation of natural resources, etc.) and unpaved trails; utility corridor without a maintenance road and little or no vegetation management.

C. If a wetland meets more than one of the wetland characteristics listed in the tables in subsection [D](#), [E](#), [F](#) or [G](#) of this section, the buffer width required to protect the wetland is the widest buffer width.

D. *Category I Wetlands*. The following buffer widths for Category I wetlands are required:

Wetland Characteristics	Buffer Widths by Impact of Land Use	Other Protection Measures Required
Natural Heritage Wetlands <u>Wetlands of High Conservation Value</u>	Low <u>All land uses</u> – 250 <u>125</u> feet Moderate – 190 feet High – 250 feet	No additional surface discharges to wetland or its tributaries No septic systems within 300 feet of wetland Restore degraded parts of buffer
Bogs	<u>All land uses</u> Low – 250 <u>125</u> feet	No additional surface discharges to wetland or its tributaries

Wetland Characteristics	Buffer Widths by Impact of Land Use	Other Protection Measures Required
	<p>Moderate – 190 feet</p> <p>High – 250 feet</p>	Restore degraded parts of buffer
Forested	<p><u>Low – 100 feet</u></p> <p><u>Moderate – 150 feet</u></p> <p><u>High – 300 feet</u>Buffer width to be based on score for habitat functions or water quality functions</p>	<p>If forested wetland scores high for habitat, need to maintain connections to other habitat areas</p> <p>Restore degraded parts of buffer</p>
<u>Estuarine and wetlands in coastal lagoons</u>	<p><u>All land uses – 200 feet</u></p> <p>Low – 100 feet</p> <p>Moderate – 150 feet</p> <p>High – 200 feet</p>	None required
Wetlands in coastal lagoons	<p>Low – 100 feet</p> <p>Moderate – 150 feet</p> <p>High – 200 feet</p>	None required
High level of function for habitat (score for habitat 8 – 9 points)	<p>Low – 150 feet</p> <p>Moderate – 225 feet</p> <p>High – 300 feet</p>	<p>Maintain connections to other habitat areas</p> <p>Restore degraded parts of buffer</p>
Moderate level of function for habitat (score for	<p>Low – 75 feet</p> <p>Moderate – 110 feet</p>	None required

Wetland Characteristics	Buffer Widths by Impact of Land Use	Other Protection Measures Required
habitat 5 – 7 points)	High – 150 feet	
High level of function for water quality improvement (8 – 9 points) and low for habitat (3 – 4 points)	Low – 50 feet Moderate – 75 feet High – 100 feet	No additional surface discharges of untreated runoff
Not meeting any of the above characteristics	Low – 150 feet Moderate – 225 feet High – 300 feet	N/A

E. *Category II Wetlands.* The following buffer widths for Category II wetlands are required:

Wetland Characteristics	Buffer Widths by Impact of Land Use	Other Protection Measures Required
High level of function for habitat (score for habitat 8 – 9 points)	Low – 150 feet Moderate – 225 feet High – 300 feet	Maintain connections to other habitat areas
Moderate level of function for habitat (score for habitat 5 – 7 points)	Low – 75 feet Moderate – 110 feet High – 150 feet	None required
High level of function for water quality improvement and low for	Low – 50 feet	No additional surface discharges of untreated runoff

Wetland Characteristics	Buffer Widths by Impact of Land Use	Other Protection Measures Required
habitat (score for water quality 8 – 9 points; habitat 3 – 4 points)	Moderate – 75 feet High – 100 feet	
<u>Estuarine and wetlands in coastal lagoons</u> Estuarine	<u>All land uses – 150 feet</u> Low – 75 feet Moderate – 110 feet High – 150 feet	None required
Interdunal	Low – 75 feet Moderate – 110 feet High – 150 feet	None required
Not meeting above characteristics	Low – 150 50 feet Moderate – 225 150 75 feet High – 300 225 100 feet	None required

F. *Category III Wetlands.* The following buffer widths for Category III wetlands are required:

Wetland Characteristics	Buffer Widths by Impact of Land Use	Other Protection Measures Required
Score for all three basic functions is 16 – 19 points Moderate to high level of function for habitat (score for habitat 5 – 9 points)	Low – 75 feet Moderate – 110 feet High – 150 feet	None required
Not meeting above characteristic	Low – 40 feet Moderate – 60 feet High – 80 feet	None required

G. *Category IV Wetlands.* The following buffer widths for Category IV wetlands are required:

Wetland Characteristics	Widths by Impact of Land Use	Other Protection Measures Required
Score for all three basic functions is 9 – 15 points	Low – 25 feet Moderate – 40 feet High – 50 feet	None required

H. A 15-foot building setback is required from the edge of a wetland buffer.

I. Where a legally established substantial development or developed roadway transects a wetland buffer, the director may approve a modification of the minimum required buffer to the edge of the roadway or substantial improvement. The permanent substantial development must serve to eliminate or greatly reduce buffer function.~~the director may approve a modification of the minimum required buffer width to the edge of~~

~~the roadway if the part of the buffer on the other side of the road does not provide any buffer functions to protect the wetland in question.~~

~~J. Where a legally established bulkhead transects a wetland buffer, the director may approve a modification of the minimum required buffer width as long as the biologic, hydrologic and water quality functions of the wetland are protected. This modification would be evaluated on a case-by-case basis and rely upon a sensitive areas study provided by a qualified biologist where it can be demonstrated that an equal or greater protection of the wetland would occur. Measures may include bioengineering of shoreline protection, revegetation with native species, or other shoreline or buffer enhancement measures. (Ord. 1322 § 8, 2015; Ord. 1036 § 17, 2006; Ord. 726 § 4, 1996; Ord. 628 § 1, 1992; Ord. 611 § 1, 1991).~~

18.08.110 Wetlands – Alteration of buffers.

Alteration of a buffer may occur in two ways: (1) quantitative alteration, in which the boundaries of the designated buffer area are adjusted, so that the actual area within the buffer is altered; and (2) qualitative alteration, in which permitted activities within the buffer area alter its character. In determining appropriate buffer alterations, quantitative and qualitative alterations are generally reviewed concurrently.

A. *Wetland Buffer Reductions.* Buffer width reductions shall be considered on a case-by-case basis to take varying values of individual portions of a given wetland into consideration. Buffers shall not be reduced where the buffer has been degraded as a result of a documented code violation. Reductions may be allowed where the applicant demonstrates to the department that the wetland contains variations in sensitivity due to existing physical characteristics and that reducing the buffer width would not adversely affect the wetland functions and values.

1. *Maximum Buffer Reductions.* The buffer widths required for uses of land with “high” impacts to wetlands can be reduced to those required for “moderate” impacts under the conditions below:

a. For wetlands that score moderate or high for habitat (~~five~~six points or more for the habitat functions), the width of the buffer can be reduced if both of the following conditions are met:

i. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other priority habitats as defined by the Washington State Department of Fish and Wildlife. Priority habitats include, but may not be limited to, wetlands, riparian zones, aspen stands, cliffs, prairies, caves, stands of Oregon white oak, old-growth forests, estuaries, marine/estuarine shorelines, eelgrass meadows, talus slopes and urban natural open space. The corridor must be protected for the entire distance between the wetland and the priority habitat via some legal protection such as a conservation easement; and

ii. Measures to minimize the impacts of different land uses on wetlands are applied, as summarized in the following table:

Examples of Disturbance	Activities That Cause Disturbances	Examples of Measures to Minimize Impacts
Lights	Parking lots, warehouses, manufacturing, residential	Direct lights away from wetland.
Noise	Manufacturing, residential	Locate activity that generates noise away from wetland.
Toxic runoff ¹	Parking lots, roads, manufacturing, residential areas, application of agricultural	Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered.
		Establish covenants limiting use of

Examples of Disturbance	Activities That Cause Disturbances	Examples of Measures to Minimize Impacts
	pesticides, landscaping	pesticides within 150 ft. of wetland. Apply integrated pest management.
Stormwater runoff	Parking lots, roads, manufacturing, residential areas, commercial, landscaping	Retrofit storm water detention and treatment for roads and existing adjacent development. Prevent channelized flow from lawns that directly enters the buffer.
Change in water regime	Impermeable surfaces, lawns, tilling	Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns.
Pets and human disturbance	Residential areas	Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract.
Dust	Tilled fields	Use best management practices to control dust.

This is not a complete list of mitigation measures. Additional mitigation measures that minimize impacts may be proposed.

1 These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.

b. For wetlands that score less than ~~five~~six points for habitat functions, the width of the buffer can be reduced if measures to minimize the impacts of different uses of land are applied, as summarized in the table in subsection [\(A\)\(1\)\(a\)](#) of this section.

2. *Decision Criteria.* Prior to approval, a buffer reduction proposal shall meet all of the decisional criteria listed below. The buffer modification will be approved in a degraded wetland buffer only if:

- a. It will provide an overall improvement in water quality protection for the wetland; and
- b. It will not adversely affect fish or wildlife species and will provide an overall enhancement to fish and wildlife habitat; and
- c. It will provide a net improvement in drainage and/or storm water detention capabilities; and
- d. All exposed areas are stabilized with native vegetation, as appropriate; and
- e. It will not lead to unstable earth conditions or create an erosion hazard; and
- f. It will not be materially detrimental to any other property or the city as a whole.

3. *Buffer Enhancement Plan.* As part of the buffer reduction request, the applicant shall submit a buffer enhancement plan prepared by a qualified wetland specialist. The report shall assess the habitat, water quality, storm water detention, ground water recharge, shoreline protection, and erosion protection functions of the buffer; assess the effects of the proposed modification on those functions; and address the six criteria listed in this subsection. The buffer enhancement plan shall also provide the following:

- a. A map locating the specific area of enhancement;

b. A planting plan that uses native plant species indigenous to this region including groundcover, shrubs, and trees;

c. Provisions for monitoring and maintenance consistent with GHMC 18.08.180~~over the monitoring period~~;

d. A contingency plan, consistent with GHMC 18.08.180.

B. *Wetland Buffer Width Averaging.* Buffer width averaging shall be considered on a case-by-case basis when the proposed averaging is in accordance with an approved wetland mitigation plan and the best available science. Buffer averaging shall not be used in conjunction with the provisions for buffer reductions in this section. Averaging of buffer widths may only be allowed where a qualified wetland specialist demonstrates that:

1. It will not reduce wetland functions or values;
2. The wetland contains variations in sensitivity due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation, and the wetland would benefit from a wider buffer in places and would not be adversely impacted by a narrower buffer in other places;
3. The buffer is increased adjacent to the higher-functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower-functioning or less sensitive portion;
4. The total area contained in the buffer area after averaging is no less than that which would be contained within the standard buffer; and
5. The buffer width is not reduced, at any single point, to less than 75 percent of the standard buffer width.

C. *Wetland Buffer Increases.* The department may require increased buffer widths in accordance with the recommendations of a qualified wetland specialist and the best available science on a case-by-case basis when a larger buffer is necessary to protect wetland functions and values based on site-specific characteristics. This determination shall be reasonably related to protection of the functions and values of the regulated wetland. Such determination shall demonstrate that:

1. A larger buffer is necessary to maintain viable populations of existing species; or
2. The wetland is used by species listed by the federal government or the state as endangered, threatened, sensitive or as documented priority species or habitats, or essential or outstanding potential sites such as heron rookeries or raptor nesting areas; or
3. The adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impact; or
4. The adjacent land has minimum vegetative cover or slopes greater than 30 percent.

D. *Alteration of Character of Buffer (Qualitative Alteration).*

1. Qualitative alteration of buffer for Categories II, III and IV wetlands shall be allowed when it is demonstrated that modification of the existing character of the buffer would not reduce the functions and values of the wetland; and
2. That the alteration does not include structures associated with the modificationdevelopment unless identified in GHMC [18.08.120\(A\)\(2\)](#) and (3), i.e., wells and associated access; and
3. No net loss of wetland acreage due to the alteration occurs.

18.08.120 Wetlands – Permitted uses in buffer areas.

The following activities are permitted within the wetland buffer; provided, that any impacts are mitigated through the requirements of this chapter:

A. Wells and necessary appurtenances associated with single-family dwellings, including a pump and appropriately sized pump house, including a storage tank, may be allowed on each site in a wetland buffer if all the following conditions are met:

1. The well is either an individual well (serving only one residence) or a Class B well (a maximum of 15 connections including necessary storage tanks);

2. For Category I and II wetlands, the minimum distance from the well and appurtenances to the wetland edge is not less than 75 percent of the buffer widths established in GHMC [18.08.100](#). A decrease in the required buffer width through buffer reduction or buffer width averaging or other means does not indicate a corresponding decreased distance is allowed from the wetland edge to the well and appurtenances;

3. Access to the well and pump house shall be allowed.

B. Pervious trails and associated viewing platforms; provided, ~~that in the case of Category I wetlands,~~ the minimum distance from the wetland edge is not less than 75 percent of the ~~Category I~~ buffer width established in GHMC [18.08.100](#), and located to avoid removal of significant or mature trees. Where trails are permitted, they shall be limited to be no more than five feet in width and designed for pedestrian use only. A decrease in the required buffer width through buffer width averaging or other means does not indicate a corresponding decreased distance from ~~a Category I~~the wetland edge for trails and viewing platforms.

C. The placement of underground utility lines, on-site septic drainfields meeting the requirements of the Pierce County health code, and grass-lined swales and detention/retention facilities for water treated by biofiltration or other processes prior to discharge, provided the minimum distance from the wetland edge is not less than 75 percent of the buffer widths established in GHMC [18.08.100](#).

D. Placement of access roads and utilities across Category II, III and IV wetland buffers, if the department determines that there is no reasonable alternative location for providing access and/or utilities to a site and mitigation is provided as designated in this chapter.

18.08.130 Alteration of wetlands.

Repealed by [Ord. 1036](#).

18.08.140 Wetlands – Alteration of wetlands and sequence of mitigation actions.

- A. Alteration of Category I wetlands is prohibited.
- B. Alteration of Category II, III and IV wetlands may be allowed when all adverse impacts to wetland functions and values can be shown to be fully mitigated. Criteria to be considered by the applicant or the property owner are:
 - 1. Avoiding the impact altogether by not taking a certain action or parts of actions;
 - 2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
 - 3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
 - [4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;](#)
 - [5. Compensating for the impact by replacing or providing substitute resources or environments;](#)
 - [6. Monitoring the impact and taking the appropriate adaptive management actions when necessary.](#)
- C. Mitigation may include a combination of the above measures and may occur concurrently, unless a phased schedule is agreed.

18.08.150 Wetlands – Mitigation plan submittal requirements.

Following submittal of any proposed alterations to wetland and buffer areas, the applicant shall submit to the department a wetland mitigation plan substantially in the following form:

A. *Conceptual Phase.* A conceptual wetland mitigation plan shall be submitted to the department. In cases in which environmental review is required, a threshold determination may not be made prior to department review of the conceptual wetland mitigation plan. The conceptual wetland mitigation plan shall include:

1. General goals of the wetland mitigation plan, including an overall goal of no net loss of wetland function and acreage, and to strive for a net resource gain in wetlands over present conditions;
2. A review of literature or experience to date in restoring or creating the type of wetland proposed;
3. Approximate site topography following construction;
4. Location of proposed wetland compensation area;
5. General hydrologic patterns on the site following construction;
6. Nature of compensation, including wetland types (in-kind and out-of-kind), general plant selection and justification, approximate project sequencing and schedule, and approximate size of the new wetland buffer;
7. A conceptual maintenance plan;
8. Conceptual monitoring and contingency plan.

B. *Detailed Phase.* Following approval of the conceptual wetland mitigation plan by the department, a detailed wetland mitigation plan shall be submitted to the department. The detailed wetland mitigation plan shall contain, at a minimum, the following components, and shall be consistent with the standards in GHMC [18.08.160](#) and [18.08.180](#):

1. Text and map of the existing condition of the proposed compensation area, including:

- a. Existing vegetation community analysis;
 - b. Hydrological analysis, including topography, of existing surface and significant subsurface flows into and out of the area in question;
 - c. Soils analysis providing both Soil Conservation Service mapping and data provided by on-site verified determinations;
 - d. Detailed description of flora and fauna existing on the site;
 - e. Description of existing site conditions in relation to historic conditions for those sites which have been recently altered or degraded;
2. Text and map of the proposed alterations to the compensation area, including:
- a. Relationship of the project to the watershed and existing water bodies;
 - b. Topography of site using one-foot contour intervals;
 - c. Water level data, including depth and duration of seasonally high water table;
 - d. Water flow patterns;
 - e. Grading, filling and excavation, including a description of imported soils;
 - f. Irrigation requirements, if any;
 - g. Water pollution mitigation measures during construction;
 - h. Aerial coverage of planted areas to open water areas (if any open water is to be present);
 - i. Appropriate buffers.

The wetland mitigation plan shall include detailed site diagrams, scaled cross-sectional drawings, topographic maps showing slope percentage and final grade elevations, and any other drawings appropriate to show construction techniques or anticipated final outcome. The wetland mitigation plan shall provide for elevations which are appropriate for the desired habitat type(s) and which provide sufficient tidal prism and circulation data;

3. As part of the wetland mitigation plan, a landscaping plan shall be designed by a registered landscape architect or contractor working with a qualified wetland specialist, describing what will be planted where and when. The landscape plan shall include the following:
 - a. Soils and substrate characteristics;
 - b. Specification of substrate stockpiling techniques;
 - c. Planting instructions, including species, stock type and size, density or spacing of plants, and water and nutrient requirement;
 - d. Specification of where plant materials will be procured. Documentation shall be provided which guarantees plant materials are to be procured from licensed regional nurseries, or from wetlands on-site which are part of the wetland mitigation plan;
4. A schedule shall be provided showing dates for beginning and completing the mitigation project, including a sequence of construction activities;
5. A monitoring and maintenance plan, consistent with GHMC [18.08.180](#). The plan shall include all the following:
 - a. Specification of procedures for monitoring and site maintenance;
 - b. A schedule for submitting monitoring reports to the department;
6. A contingency plan, consistent with GHMC [18.08.180](#);
7. A detailed budget for implementation of the wetland mitigation plan, including monitoring, maintenance and contingency phases;
8. A guarantee that the work will be performed as planned and approved, consistent with GHMC [18.08.180](#);
9. The wetland mitigation plan shall be signed by the qualified wetland specialist to indicate that the plan is according to specifications determined by the qualified wetland specialist. A signed original wetland mitigation plan shall be submitted to the department.

C. Following the approval of the detailed wetland mitigation plan by the department, the plan shall be signed and notarized by the applicant and director, and recorded with the Pierce County auditor.

D. Approval of the detailed wetland mitigation plan shall occur prior to the issuance of building permits or other development permits. No development activity shall occur on the site prior to approval. Required mitigation may also be required prior to issuance of permits or prior to commencing development activity. Timing of required mitigation shall be determined on a case-by-case basis.

18.08.160 Wetlands – Criteria for compensatory mitigation/location and timing of compensatory mitigation.

A. The applicant shall develop a wetland mitigation plan that provides for construction, maintenance, monitoring and contingencies of the replacement wetland. In addition, the applicant and landowner shall meet the following criteria:

1. The restored, created, or enhanced wetland shall be as persistent as the wetland it replaces;
2. The applicant shall demonstrate sufficient capability to carry out the compensation project;
3. The compensation area shall be provided with permanent protection and management to avoid further development or degradation and to provide for the long-term persistence of the compensation area as designed.

B. In cases in which it is determined that compensatory mitigation is appropriate, the following shall apply:

1. Compensatory mitigation shall be provided on-site, except where on-site mitigation is not scientifically feasible or practical due to physical features of the site. The burden of proof shall be on the applicant to demonstrate that mitigation cannot be provided on-site.

2. When compensatory mitigation cannot be provided on-site, mitigation shall be provided in the immediate vicinity of and within the same watershed as the permitted activity.
3. Compensatory mitigation shall duplicate the overall functions and values of the wetland to be replaced and shall include at least 50 percent in-kind compensation mitigation unless it can be demonstrated by the applicant that the overall wetland values of the mitigation area and adjacent or connecting wetlands can be enhanced by a higher percentage of out-of-kind mitigation.
4. Only when it is determined by the department that subsections [\(B\)\(1\)](#), [\(2\)](#) and [\(3\)](#) of this section are inappropriate and/or impractical shall off-site, compensatory mitigation be considered.
5. Mitigation projects shall be completed concurrent with other activities on the site, unless a phased schedule is agreed upon between the department and the applicant. Refer to GHMC [18.08.170](#) for guidelines on determining wetland acreage replacement ratios.

18.08.170 Wetlands – Replacement criteria.

- A. Where wetlands are altered, the applicant shall meet the minimum requirements of this section.
- B. When it is proposed to alter or eliminate a wetland and the department is considering the alteration or elimination, the applicant shall be required to replace or enhance the functions and values of the affected wetland. The wetland values will be based on an approved evaluation procedure. The recommended ratios for replacement/compensation are as established in the following table:

Wetland Type	Replacement Ratio	
Category I	6 to 1 (for unauthorized	

	wetland impact only)	
Category II	3 to 1	
Category III	2 to 1	
Category IV	1.5 to 1	

Table 4 – Wetland Replacement Ratios

<u>Category and Type of Impact Wetland</u>	<u>Restoration or Creation</u>	<u>Rehabilitation</u>	<u>Enhancement Only</u>	<u>Preservation</u>
<u>Category I:</u> <u>Estuarine</u>	<u>4:1</u>	<u>8:1</u>	<u>Case-by-case</u>	<u>Case-by-case</u>
<u>Category I:</u> <u>Mature forested</u>	<u>6:1</u>	<u>12:1</u>	<u>24:1</u>	<u>24:1</u>
<u>Category I:</u> <u>(All others)</u>	<u>4:1</u>	<u>8:1</u>	<u>16:1</u>	<u>16:1</u>
<u>Category II:</u> <u>Estuarine</u>	<u>3:1</u>	<u>8:1</u>	<u>Case-by-case</u>	<u>Case-by-case</u>
<u>Category II</u> <u>(All others)</u>	<u>3:1</u>	<u>6:1</u>	<u>12:1</u>	<u>12:1</u>
<u>Category III</u>	<u>2:1</u>	<u>4:1</u>	<u>8:1</u>	<u>8:1</u>
<u>Category IV</u>	<u>1.5:1</u>	<u>3:1</u>	<u>6:1</u>	<u>6:1</u>

C. Ratios provided are for proposed projects with on-site, in-kind replacement which occurs prior to development of the site. Replacement ratio for unauthorized wetland impact requires replacement at a ratio two times that listed for the wetland categorical type. The increased ratio is based on the uncertainty of probable success of proposed replacement, projected losses of wetland functions and values, or significant period of time between elimination and replacement of wetland. Such required increases in replacement ratios will be made by the department after review of all pertinent data relating to the proposed or committed alteration.

D. The department will allow the ratios to be decreased if the applicant provides findings of special studies coordinated with agencies with expertise which demonstrate to the satisfaction of the department that no net loss of wetland function or value is attained under the decreased ratio.

E. The replacement ratio may be decreased to a ratio of 1:1, if the following criteria are met:

1. The applicant shows to the satisfaction of the department that a replacement ratio of greater than 1:1 is either not feasible on-site, would be likely to result in substantial degradation of other natural features or results in an increase of wetland function and values; and
2. The applicant submits to the department a wetland mitigation plan according to the requirements of GHMC [18.08.150](#), ~~and~~ [18.08.160](#), and [18.06.180](#) which shows to the satisfaction of the department that a net increase in wetland functions and values will result from the mitigation; and
3. The mitigation is completed and monitored by the department for one year after completion of the mitigation. After one year the department shall make a determination of whether or not the mitigation has been successful.
 - a. If the department is satisfied that the mitigation will successfully meet the anticipated final outcome of the wetland mitigation plan, development permits may be issued and development activity on the site may begin.
 - b. If the department is not satisfied that the mitigation will successfully meet the anticipated final outcome of the wetland mitigation plan, development permits shall not be issued and development activity on the site shall not begin.

Modifications to the wetland mitigation plan and further monitoring may be required until the department is satisfied that the mitigation will be successful.

F. In-kind compensation shall be provided except where the applicant can demonstrate to the satisfaction of the department that:

1. The wetland system is already significantly degraded and out-of-kind replacement will result in a wetland with greater functional value; or
2. Scientific problems such as exotic vegetation and changes in watershed hydrology make implementation of in-kind compensation impossible; or
3. Out-of-kind replacement will best meet identified regional goals (e.g., replacement of historically diminished wetland types); or
4. Where out-of-kind replacement is accepted, greater acreage replacement ratios may be required to compensate for lost functions and values.

G. Site-specific quantifiable criteria shall be provided for evaluating whether or not the goals and objectives for the proposed compensation are being met. Such criteria include but are not limited to water quality standards, survival rates for planted vegetation, habitat diversity indices, species abundance or use patterns, hydrological standards including depths and durations of water patterns. Detailed performance standards for mitigation planning shall include the following criteria:

1. Use only plants indigenous to Pierce County (not introduced or foreign species);
2. Use plants appropriate to the depth of water at which they will be planted;
3. Use plants available from local sources;
4. Use plant species high in food and cover value for fish and wildlife;
5. Plant mostly perennial species;
6. Avoid committing significant areas of site to species that have questionable potential for successful establishment;
7. Plant selection must be approved by a qualified wetland specialist;
8. Water depth is not to exceed six and one-half feet (two meters);

9. The grade or slope that water flows through the wetland is not to exceed six percent;
10. Slopes within the wetland basin and the buffer zone should not be steeper than 3:1 (horizontal to vertical);
11. The substrate should consist of a minimum of one foot, in depth, of clean (uncontaminated with chemicals, or solid/hazardous wastes) inorganic/organic materials;
12. Planting densities and placement of plants shall be determined by a qualified wetland specialist and shown on the design plans;
13. The wetland (excluding the buffer area) should not contain more than 60 percent open water as measured at the seasonal high water mark;
14. The planting plan must be approved by a qualified wetland specialist;
15. Stockpiling shall be confined to upland areas and contract specifications should limit stockpile durations to less than four weeks;
16. Planting instructions shall describe proper placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;
17. Apply controlled release fertilizer at the time of planting and afterward only as plant conditions warrant (determined during the monitoring process), and only to the extent that the release would be conducted in an environmentally sound manner;
18. Install an irrigation system, if necessary, for initial establishment period;
19. Construction specifications and methods shall be approved by a qualified wetland specialist and the department;
20. All mitigation shall be consistent with requirements of Chapter [15.04](#) GHMC and city storm drainage comprehensive plan;
21. As appropriate, and if impacts to natural wetland functions and values can be fully mitigated, capacity of the wetland to store surface water should be equal to or greater than surface water storage capacity prior to the proposed activity;

22. As appropriate, and if impacts to natural wetland functions and values can be fully mitigated, ability of the wetland to intercept surface water runoff on the site should be equal to or greater than such ability prior to the proposed activity;

23. As appropriate, and if impacts to natural wetland functions and values can be fully mitigated, the ability of the wetland to perform stormwater detention functions should be equal to or greater than such functions prior to the proposed activity.

H. Wetland mitigation shall occur according to the approved wetland mitigation plan, and shall be consistent with all provisions of this regulation.

I. On completion of construction required to mitigate for impacts to wetlands, the wetland mitigation project shall be signed off by an approved qualified wetland specialist and the city's environmental official. Signature will indicate that the construction has been completed as planned.

J. Wetland buffer mitigation ratios shall be a minimum of a 1:1 ratio.

18.08.180 Wetlands – Monitoring program and contingency plan.

A. ~~If the wetland mitigation plan includes compensatory mitigation, a~~ monitoring program shall be implemented to determine the success of the compensatory mitigation project.

B. Specific criteria shall be provided for evaluating the mitigation proposal relative to the goals and objectives of the project and for beginning remedial action or contingency measures. Such criteria may include water quality standards, survival rates of planted vegetation, species abundance and diversity targets, habitat diversity indices, or other ecological, geological or hydrological criteria.

C. A contingency plan shall be established for compensation in the event that the mitigation project is inadequate or fails.

D. Requirements of the monitoring program and contingency plan are as follows:

1. During monitoring, use scientific procedures for establishing the success or failure of the project;

2. For vegetation determinations, permanent sampling points shall be established;
3. Vegetative success equals 80 percent per year survival of planted trees and shrubs and 80 percent per year cover of desirable understory or emergent species;
4. Submit monitoring reports of the current status of the mitigation project to the department. The reports are to be prepared by a qualified wetland specialist and shall include monitoring information on wildlife, vegetation, water quality, water flow, stormwater storage and conveyance, and existing or potential degradation, and shall be produced on the following schedule:
 - a. At time of construction;
 - b. Thirty days after planting;
 - c. Early in the growing season of the first year;
 - d. End of the growing season of first year;
 - e. Twice the second year;
 - f. Annually;
5. Monitor a minimum of ~~three~~five and up to 10 growing seasons, depending on the complexity of the wetland system. The time period will be determined and specified in writing prior to the implementation of the site plan;
6. If necessary, correct for failures in the mitigation project;
7. Replace dead or undesirable vegetation with appropriate plantings;
8. Repair damages caused by erosion, settling, or other geomorphological processes;
9. Redesign mitigation project (if necessary) and implement the new design;
10. Correction procedures shall be approved by a qualified wetland specialist and the city's environmental official.

18.08.182 Streams – Designation and rating of streams.

~~A. Streams are waterbodies with a defined bed and banks and demonstrable flow of water as defined in this chapter. Streams are designated as environmentally critical areas.~~

~~B. *Stream Classification.* Streams shall be designated Type 1, Type 2, Type 3, and Type 4 according to the criteria in this subsection.~~

~~1. Type 1 streams are those streams identified as “shorelines of the state” under Chapter 90.58 RCW.~~

~~2. Type 2 streams are those streams which are:~~

~~a. Natural streams that have perennial (year-round) flow and are used by salmonid fish; or~~

~~b. Natural streams that have intermittent flow and are used by salmonid fish.~~

~~3. Type 3 streams are those streams which are:~~

~~a. Natural streams that have perennial flow and are used by fish other than salmonids; or~~

~~b. Natural streams that have intermittent flow and are used by fish other than salmonids.~~

~~4. Type 4 streams are those natural streams with perennial or intermittent flow that are not used by fish.~~

~~C. *Ditches.* Ditches are artificial drainage features created in uplands through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. Purposeful creation must be demonstrated through documentation, photographs, statements and/or other evidence. Ditches are excluded from regulation as streams under this section. Artificial drainage features with documented fish usage are regulated as streams. Drainage setbacks are required as per the city’s surface water manual. (Ord. 1036 § 26, 2006).~~

~~18.08.183 Streams – Critical areas report.~~

~~A.— A stream analysis report shall be prepared by a qualified biologist and submitted to the department as part of the SEPA review process established by the city of Gig Harbor environmental policy ordinance, Chapter 18.04 GHMC.~~

~~B.— The stream analysis report shall be prepared in accordance with the methods provided by the Washington State Department of Fish and Wildlife or Pierce County planning and land services or other acceptable scientific method and submitted to the department for review for any proposals that are within 200 feet of a stream.~~

~~C.— Within 30 days of receipt of the stream analysis report and other information, the department shall determine the appropriate stream category, buffering requirement, and required mitigation. The report shall be accorded substantial weight and the department shall approve the report's findings and approvals, unless specific, written reasons are provided which justify not doing so. Once accepted, the report shall control future decision-making related to designated streams unless new information is found demonstrating the report is in error. (Ord. 1036 § 27, 2006).~~

18.08.184 Streams – Performance standards – General.

~~A.— *Establishment of Stream Buffers.* The establishment of buffer areas shall be required for all development proposals and activities in or adjacent to streams. The purpose of the buffer shall be to protect the integrity, function, and value of the stream. Buffers shall be protected during construction by placement of a temporary barricade, on-site notice for construction crews of the presence of the stream, and implementation of appropriate erosion and sedimentation controls. Native vegetation removal or disturbance is not allowed in established buffers.~~

~~Required buffer widths shall reflect the sensitivity of the stream or the risks associated with development and, in those circumstances permitted by these regulations, the type~~

~~and intensity of human activity and site design proposed to be conducted on or near the sensitive area. Buffers or setbacks shall be measured as follows.~~

~~B. *Stream Buffers.*~~

~~1. The following buffers are established for streams:~~

Stream Type	Buffer Width- (Feet)
Type 1	200
Type 2	100
Type 3	50
Type 4	25

~~2. *Measurement of Stream Buffers.* Stream buffers shall be measured perpendicularly from the ordinary high water mark.~~

~~3. *Increased Stream Buffer Widths.* The director shall require increased buffer widths in accordance with the recommendations of a qualified biologist and the best available science on a case-by-case basis when a larger buffer is necessary to protect stream functions and values based on site-specific characteristics. This determination shall be based on one or more of the following criteria:~~

~~a. A larger buffer is needed to protect other critical areas;~~

~~b. The buffer or adjacent uplands has a slope greater than 30 percent or is susceptible to erosion and standard erosion-control measures will not prevent adverse impacts to the wetland.~~

~~4. *Buffer Conditions Shall Be Maintained.* Except as otherwise specified or allowed in accordance with this title, stream buffers shall be retained in an undisturbed condition.~~

~~5. *Degraded Buffers Shall Be Enhanced.* Stream buffers vegetated with non-native species or otherwise degraded shall be enhanced with native plants, habitat features or other enhancements.~~

~~6. *Buffer Uses.* The following uses may be permitted within a stream buffer in accordance with the review procedures of this chapter, provided they are not prohibited by any other applicable law and they are conducted in a manner so as to minimize impacts to the buffer and adjacent stream:~~

~~a. *Conservation and Restoration Activities.* Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;~~

~~b. *Passive Recreation.* Passive recreation facilities designed in accordance with an approved critical area report, including:~~

~~i. Walkways and trails; provided, that those pathways that are generally parallel to the perimeter of the stream shall be located in the outer 25 percent of the buffer area;~~

~~ii. Wildlife viewing structures; and~~

~~iii. Fishing access areas;~~

~~c. *Stormwater Management Facilities.* Grass-lined swales and dispersal trenches may be located in the outer 25 percent of the buffer area. All other surface water management facilities are not allowed within the buffer area.~~

~~7.— *Building Setback.* A 15-foot building setback is required from the edge of the stream buffer.~~

~~C.— *Stream Crossings.* Stream crossings may be allowed and may encroach on the otherwise required stream buffer if:~~

~~1.— All crossings use bridges or other construction techniques which do not disturb the stream bed or bank, except that bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used for Type 2 or Type 3 streams if the applicant demonstrates that such methods and their implementation will pose no harm to the stream or inhibit migration of fish;~~

~~2.— All crossings are constructed during the summer low flow and are timed to avoid stream disturbance during periods when use is critical to salmonids;~~

~~3.— Crossings do not occur over salmonid spawning areas unless the city determines that no other possible crossing site exists;~~

~~4.— Bridge piers or abutments are not placed within the FEMA floodway or the ordinary high water mark;~~

~~5.— Crossings do not diminish the flood-carrying capacity of the stream;~~

~~6.— Underground utility crossings are laterally drilled and located at a depth of four feet below the maximum depth of scour for the base flood predicted by a civil engineer licensed by the state of Washington. Temporary bore pits to perform such crossings may be permitted within the stream buffer established in this title; and~~

~~7.— Crossings are minimized and serve multiple purposes and properties whenever possible.~~

~~D.— *Stream Relocations.*~~

- ~~1. Stream relocations may be allowed only for:
 - ~~a. All stream types as part of a public project for which a public agency and utility exception is granted pursuant to this title; or~~
 - ~~b. Type 3 or 4 streams for the purpose of enhancing resources in the stream if:
 - ~~i. Appropriate floodplain protection measures are used; and~~
 - ~~ii. The location occurs on the site, except that relocation off the site may be allowed if the applicant demonstrates that any on-site relocation is impracticable, the applicant provides all necessary easements and waivers from affected property owners and the off-site location is in the same drainage sub-basin as the original stream.~~~~~~
- ~~2. For any relocation allowed by this section, the applicant shall demonstrate, based on information provided by a civil engineer and a qualified biologist, that:
 - ~~a. The equivalent base flood storage volume and function will be maintained;~~
 - ~~b. There will be no adverse impact to local ground water;~~
 - ~~c. There will be no increase in velocity;~~
 - ~~d. There will be no interbasin transfer of water;~~
 - ~~e. There will be no increase in the sediment load;~~
 - ~~f. Requirements set out in the mitigation plan are met;~~
 - ~~g. The relocation conforms to other applicable laws; and~~
 - ~~h. All work will be carried out under the direct supervision of a qualified biologist.~~~~

~~E.— *Stream Enhancement.* Stream enhancement not associated with any other development proposal may be allowed if accomplished according to a plan for its design, implementation, maintenance and monitoring prepared by a civil engineer and a qualified biologist and carried out under the direction of a qualified biologist.~~

~~F.— *Minor Stream Restoration.* A minor stream restoration project for fish habitat enhancement may be allowed if:~~

- ~~1.— The project results in an increase in stream function and values;~~
- ~~2.— The restoration is sponsored by a public agency with a mandate to do such work;~~
- ~~3.— The restoration is not associated with mitigation of a specific development proposal;~~
- ~~4.— The restoration is limited to removal and enhancement of riparian vegetation, placement of rock weirs, log controls, spawning gravel and other specific salmonid habitat improvements;~~
- ~~5.— The restoration only involves the use of hand labor and light equipment; or the use of helicopters and cranes which deliver supplies to the project site; provided, that they have no contact with sensitive areas or their buffers; and~~
- ~~6.— The restoration is performed under the direction of a qualified biologist. (Ord. 1036-§ 28, 2006).~~

18.08.185 Streams – Mitigation requirements.

~~A. *Stream Mitigation.* Mitigation of adverse impacts to riparian habitat areas shall result in equivalent functions and values on a per function basis, be located as near the alteration as feasible, and be located in the same subdrainage basin as the habitat impacted.~~

~~B. *Alternative Mitigation for Stream Areas.* The performance standards set forth in this subsection may be modified at the city's discretion if the applicant demonstrates that greater habitat functions, on a per function basis, can be obtained in the affected subdrainage basin as a result of alternative mitigation measures. (Ord. 1036 § 29, 2006).~~

18.08.186 ~~F~~Critical fish and wildlife habitat conservation areas.

~~F~~Critical fish and wildlife habitat conservation areas are those areas identified as being of critical importance in the maintenance and preservation of fish, wildlife and natural vegetation. Areas which are identified or classified as fish and wildlife habitat conservation areas subject to this section shall be subject to the requirements of this section.

A. *General.* ~~Critical~~ fish and wildlife habitat conservation areas are identified as follows:

1. Areas with which federal or state endangered, threatened and sensitive species of fish, wildlife and plants have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term;
2. Habitats and species of local importance, including:
 - a. Areas with which state-listed monitor or candidate species or federally listed candidate species have a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term;

b. Special habitat areas which are infrequent in occurrence in the city of Gig Harbor and which provide specific habitats as follows:

i. Old-growth forests;

ii. Snag-rich areas;

~~iii. Category 2 wetland areas;~~

~~iiiv.~~ Significant stands of trees which provide roosting areas for endangered, threatened, rare or species of concern as identified by the Washington State Department of [Fish and Wildlife](#);

3. Commercial and public recreational shellfish areas;

4. Kelp and eelgrass beds;

5. Herring and smelt spawning areas;

6. Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat;

7. Lakes, ponds and streams planted with fish by a governmental agency, and agency-sponsored group or tribal entity;

8. All streams which meet the criteria as set forth in DNR water rating system as defined in WAC 222-16-030 and 222-16-031;

8. State natural area preserves and natural resource conservation areas.

B. *Classification.* The following documents are used as guidance to identify fish and wildlife habitat conservation areas ~~Critical fish and wildlife habitat areas are identified in the following documents:~~

1. Puget Sound Environmental Atlas (Puget Sound Water Quality Authority);

2. Coastal Zone Atlas of Washington, Volume IV, Pierce County (Washington State Department of Ecology);

3. Commercial and Recreational Shellfish Areas in Puget Sound (Washington State Department of Health);

4. The Department of Natural Resources stream typing maps and natural heritage database;
5. The Washington State Department of [Fish and Wildlife](#) priority habitats and species program, the nongame database, and the Washington rivers information system.

C. *Regulation.*

1. *Habitat Assessment.* For all regulated activity proposed on a site which contains or is within 300 feet of ~~fish and wildlife habitat conservation area~~[critical fish and wildlife habitat](#), a habitat assessment shall be prepared by a qualified wildlife biologist. The habitat assessment shall include, at a minimum, the following:

- a. An analysis and discussion of species or habitats known or suspected to be located within 300 feet of the site;
- b. A site plan which clearly delineates the critical fish and wildlife habitats found on or within 300 feet of the site.

2. *Habitat Assessment Review.* A habitat assessment shall be forwarded for review and comment to agencies with expertise or jurisdiction on the proposal, including, but not limited to:

- a. Washington State Department of Fish and Wildlife;
- b. Washington State Department of Natural Resources;
- c. United States Fish and Wildlife Service.

Comments received by the requested review agencies within 45 days of the submittal of the assessment shall be considered by the department. If it is determined, based upon the comments received, that critical fish and wildlife habitat does not occur on or within 300 feet of the site, the development may proceed without any additional requirements under this section. If it is determined that a [fish and wildlife habitat conservation area](#) ~~critical fish and wildlife habitat~~ is on or within 300 feet of the site, a habitat management plan shall be prepared.

3. *Habitat Management Plan.* Habitat management plans required under this section shall be prepared in coordination with the Washington State Department of Fish and Wildlife by a qualified wildlife biologist. A habitat management plan shall contain, at a minimum, the following:

- a. Analysis and discussion on the project's effects on fish and wildlife habitat conservation areas~~critical fish and wildlife habitat~~;
- b. An assessment and discussion on special management recommendations which have been developed for species or habitat located on the site by any federal or state agency;
- c. Proposed mitigation measures which could minimize or avoid impacts;
- d. An analysis demonstrating that the project's effects on fish and wildlife habitat conservation areas and proposed mitigation measures will achieve no net loss of ecological functions and values.
- ed. Assessment and evaluation of the effectiveness of mitigation measures proposed;
- fe. Assessment and evaluation of ongoing management practices which will protect fish and wildlife habitat conservation areas ~~critical fish and wildlife habitat~~ after development of the project site, including proposed monitoring and maintenance programs;
- gf. Assessment of project impact or effect on water quality in Crescent or Donkey (north) Creeks, and any proposed methods or practices to avoid degradation of water quality. Upon a review of the habitat management plan by appropriate federal and state agencies, comments received by the agencies within 45 days of the submittal of the proposed plan shall be considered by the city and, if mitigation is recommended, may be incorporated into conditions of project approval, as appropriate. If it is determined, based upon the comments received, that a project or proposal will result in the extirpation or isolation of a critical fish or wildlife species, including critical plant communities, the project or proposal may be denied.

D. Stream Development Standards.

1. Riparian Management Zones. The establishment of a riparian management zone shall be required for all development proposals and activities in or adjacent to streams. The purpose of the riparian management zone shall be to protect the integrity, function, and value of the stream. Riparian management zones shall be protected during construction by placement of a temporary barricade, on-site notice for construction crews of the presence of the stream, and implementation of appropriate erosion and sedimentation controls. Native vegetation removal or disturbance is not allowed in established riparian management zones.

Riparian management zone widths shall reflect the sensitivity of the stream or the risks associated with development and, in those circumstances permitted by these regulations, the type and intensity of human activity and site design proposed to be conducted on or near the sensitive area. Riparian management zone or setbacks shall be measured as follows.

a. The following riparian management zones are established for streams:

<u>Stream Type</u>	<u>Buffer Width</u>
<u>Type S</u>	<u>200</u>
<u>Type F</u>	<u>175200</u>
<u>Type Np</u>	<u>100</u>
<u>Type Ns</u>	<u>100</u>

b. Measurement of Stream Riparian Management Zone. Riparian management zone shall be measured perpendicularly from the ordinary high water mark.

c. Increased Stream Buffer Widths. The director shall require increased riparian management zone widths in accordance with the recommendations of a qualified biologist and the best available science on a case-by-case basis when a larger riparian management zone is necessary to protect stream functions and values based on site-specific characteristics. This determination shall be based on one or more of the following criteria:

- i. A larger riparian management zone is needed to protect other critical areas;
- ii. The riparian management zone or adjacent uplands has a slope greater than 30 percent or is susceptible to erosion and standard erosion-control measures will not prevent adverse impacts to the wetland.
- d. *Riparian Management Zone Conditions Shall Be Maintained.* Except as otherwise specified or allowed in accordance with this title, the riparian management zone shall be retained in an undisturbed condition.
- e. *Degraded Riparian Management Zone Shall Be Enhanced.* Riparian management zones vegetated with non-native species or otherwise degraded shall be enhanced with native plants, habitat features or other enhancements.
- f. *Riparian Management Zone Interruptions.* Where a legally established substantial development or developed roadway transects a riparian management zone, the director may approve a modification of the minimum required riparian management zone width to the edge of the substantial development or developed roadway.
- g. *Riparian Management Zone Uses.* The following uses may be permitted within a riparian management zone in accordance with the review procedures of this chapter, provided they are not prohibited by any other applicable law and they are conducted in a manner so as to minimize impacts to the riparian management zone and adjacent stream:

 - i. *Conservation and Restoration Activities.* Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;
 - ii. *Passive Recreation.* Passive recreation facilities designed in accordance with an approved critical area report, including:

 - a. Walkways and trails; provided, that those pathways that are generally parallel to the perimeter of the stream shall be located in the outer 25 percent of the riparian management zone;
 - b. Wildlife viewing structures; and

c. Fishing access areas;

iii. Stormwater Management Facilities. Grass-lined swales and dispersal trenches may be located in the outer 25 percent of the riparian management zone. All other surface water management facilities are not allowed within the riparian management zone.

h. Building Setback. A 15-foot building setback is required from the edge of the riparian management zone.

i. Stream Crossings. Stream crossings may be allowed and may encroach on the otherwise required riparian management zone if:

i. All crossings use bridges or other construction techniques which do not disturb the stream bed or bank, except that bottomless culverts or other appropriate methods demonstrated to provide fisheries protection may be used for Type F streams if the applicant demonstrates that such methods and their implementation will pose no harm to the stream or inhibit migration of fish;

ii. All crossings are constructed during the summer low flow and are timed to avoid stream disturbance during periods when use is critical to salmonids;

iii. Crossings do not occur over salmonid spawning areas unless the city determines that no other possible crossing site exists;

iv. Bridge piers or abutments are not placed within the FEMA floodway or the ordinary high water mark;

v. Crossings do not diminish the flood-carrying capacity of the stream;

vi. Underground utility crossings are laterally drilled and located at a depth of four feet below the maximum depth of scour for the base flood predicted by a civil engineer licensed by the state of Washington. Temporary bore pits to perform such crossings may be permitted within the stream buffer established in this title; and

vii. Crossings are minimized and serve multiple purposes and properties whenever possible.

j. Stream Relocations. Stream relocations may be allowed only for:

i. All stream types as part of a public project for which a public agency and utility exception is granted pursuant to this title; or

ii. Type F streams for the purpose of enhancing resources in the stream if:

a. Appropriate floodplain protection measures are used; and

b. The location occurs on the site, except that relocation off the site may be allowed if the applicant demonstrates that any on-site relocation is impracticable, the applicant provides all necessary easements and waivers from affected property owners and the off-site location is in the same drainage sub-basin as the original stream.

iii. For any relocation allowed by this section, the applicant shall demonstrate, based on information provided by a civil engineer and a qualified biologist, that:

a. The equivalent base flood storage volume and function will be maintained;

b. There will be no adverse impact to local ground water;

c. There will be no increase in velocity;

d. There will be no inter-basin transfer of water;

e. There will be no increase in the sediment load;

f. Requirements set out in the mitigation plan are met;

g. The relocation conforms to other applicable laws; and

h. All work will be carried out under the direct supervision of a qualified biologist.

k. Stream Enhancement. Stream enhancement not associated with any other development proposal may be allowed if accomplished according to a plan for its design, implementation, maintenance and monitoring prepared by a civil

engineer and a qualified biologist and carried out under the direction of a qualified biologist.

l. *Minor Stream Restoration.* A minor stream restoration project for fish habitat enhancement may be allowed if:

- i. The project results in an increase in stream function and values;
- ii. The restoration is sponsored by a public agency with a mandate to do such work;
- iii. The restoration is not associated with mitigation of a specific development proposal;
- iv. The restoration is limited to removal and enhancement of riparian vegetation, placement of rock weirs, log controls, spawning gravel and other specific salmonid habitat improvements;
- v. The restoration only involves the use of hand labor and light equipment; or the use of helicopters and cranes which deliver supplies to the project site; provided, that they have no contact with the stream or riparian management zone; and
- vi. The restoration is performed under the direction of a qualified biologist.

m. *Stream Mitigation.* Mitigation of adverse impacts to riparian habitat areas shall result in equivalent functions and values on a per function basis, be located as near the alteration as feasible, and be located in the same subdrainage basin as the habitat impacted.

n. *Alternative Mitigation for Stream Areas.* The performance standards set forth in this subsection may be modified at the city's discretion if the applicant demonstrates that greater habitat functions, on a per function basis, can be obtained in the affected subdrainage basin as a result of alternative mitigation measures.

ED. *Non-Stream Buffer Requirements.* If it is determined, based upon a review of the comments received on the habitat management plan, that a buffer would serve to

mitigate impacts to a fish and wildlife habitat conservation area~~critical fish or wildlife habitat~~, an undisturbed buffer shall be required on the development site. The width of the buffer shall be based upon a recommendation of at least one of the appropriate review agencies but, in no case, shall exceed 150 feet, nor be less than 25 feet.

~~E. *Buffer Reduction.* A buffer required under this section may be reduced or eliminated if the local conservation district has approved a best management plan (BMP) for the site which would provide protection to a critical fish or wildlife habitat.~~

F. *Specific Habitats – Anadromous Fish.*

1. All activities, uses, and alterations proposed to be located in water bodies used by anadromous fish or in areas that affect such water bodies shall give special consideration to the preservation and enhancement of anadromous fish habitat, including, but not limited to, adhering to the following standards:

- a. Activities shall be timed to occur only during the allowable work window as designated by the Washington State Department of Fish and Wildlife for the applicable species;
- b. An alternative alignment or location for the activity is not feasible;
- c. The activity is designed so that it will not degrade the functions or values of the fish habitat or other critical areas; and
- d. Any impacts to the functions or values of the habitat conservation area are mitigated in accordance with an approved critical area report.

2. Structures that prevent the migration of salmonids shall not be allowed in the portion of water bodies currently or historically used by anadromous fish. Fish bypass facilities shall be provided that allow the upstream migration of adult fish and shall prevent fry and juveniles migrating downstream from being trapped or harmed.

3. Fills, when authorized by the city of Gig Harbor's shoreline management master program, SEPA review or clearing and grading, shall not adversely impact anadromous fish or their habitat or shall mitigate any unavoidable impacts, and shall only be allowed for a water-dependent use.

18.08.188 Aquifer recharge areas.

Aquifer recharge areas are particularly susceptible to contamination and degradation from land use activities. Areas which have a high potential for ground water resource degradation are identified as aquifer recharge areas under this section and shall be subject to the requirements herein.

A. *Designation/Classification.* For the purposes of this section, the following criteria are used to designate aquifer recharge areas:

1. The boundaries of any aquifer recharge areas within the city shall consist of the two highest DRASTIC zones which are rated 180 and above on the DRASTIC index range. Any site located within these boundaries is included in the aquifer recharge area.

2. Any site locations identified on Pierce County’s Aquifer Recharge Area Map.

B. *Regulation.*

1. *Hydrogeologic Assessment Required.* The following land uses shall require a hydrogeologic assessment of the proposed site if the site is located within an aquifer recharge area:

- a. Hazardous substance processing and handling;
- b. Hazardous waste treatment and storage facility;
- c. Wastewater treatment plant sludge disposal categorized as S-3, S-4 and S-5;
- d. Solid waste disposal facility.

2. *Hydrogeologic Assessment Minimum Requirements.* A hydrogeologic assessment shall be submitted by a firm, agent or individual with experience in hydrogeologic assessments and shall contain, at a minimum, and consider the following parameters:

- a. Documentable information sources;
- b. Geologic data pertinent to well logs or borings used to identify information;

- c. Ambient ground water quality;
- d. Ground water elevation;
- e. Depth to perched water table, including mapped location;
- f. Recharge potential of facility site, respective to permeability and transmissivity;
- g. Ground water flow vector and gradient;
- h. Currently available data on wells and any springs located within 1,000 feet of the facility site;
- i. Surface water location and recharge potential;
- j. Water supply source for the facility;
- k. Analysis and discussion of the effects of the proposed project on the ground water resource;
- l. Proposed sampling schedules;
- m. Any additional information that may be required or requested by the Pierce County environmental health department.

3. Proposed use shall adhere to Ecology’s current stormwater manual for protecting water quality.

43. *Review of Hydrogeologic Assessment.* A hydrogeologic assessment prepared under this section shall be submitted to the Pierce County department of environmental health for review and comment. Comments received by the department of health within 60 days of submittal of the assessment shall be considered by the city in the approval, conditional approval or denial of a project.

54. *Findings for Consideration of Approval.* A hydrogeologic assessment must clearly demonstrate that the proposed use does not present a threat of contamination to the aquifer system, or provides a conclusive demonstration that application of new or improved technology will result in no greater threat to the

ground water resource than the current undeveloped condition of the site.
Successful demonstration of these findings warrants approval under this section.

18.08.190 Geologically hazardous areas - Hillsides, ravine sidewalls and bluffs.

A. *Disturbance Limitations.* If a hillside, ravine sidewall or bluff is located on or adjacent to a development site, all activities on the site shall be in compliance with the following requirements:

1. *Ravine Sidewalls and Bluffs.*

a. *Buffers.* An undisturbed buffer of natural vegetation equal to the height of the ravine sidewall or bluff shall be established and maintained from the top, toe and sides of all ravine sidewalls and bluffs. All buffers shall be measured on a horizontal plane.

b. *Buffer Delineation.* The edge of a buffer shall be clearly staked, flagged and fenced prior to any site clearing or construction. Markers shall be clearly visible and weather-resistant. Site clearing shall not commence until such time that the project proponent or authorized agent for the project proponent has submitted written notice to the city that the buffer requirements of this section have been met. Field marking of the buffer shall remain in place until all phases of construction have been complete and an occupancy permit has been issued by the city.

c. *Buffer Reduction.* A buffer may be reduced upon verification by a qualified professional and supporting environmental information to the satisfaction of the city that the proposed construction method will:

- i. Not adversely impact the stability of ravine sidewalls;
- ii. Not increase erosion and mass movement potential of ravine sidewalls;
- iii. Use construction techniques which minimize disruption of existing topography and vegetation;

iv. *Includes measures to overcome any geological, soils and hydrologic constraints of the site.* The buffer may be reduced to no less than the minimum rear yard setback established in the respective zoning district, pursuant to GHMC Title [17](#).

d. *Building Setback Lines.* A building setback line of 10 feet is required from the edge of any buffer of a ravine sidewall or bluff.

2. *Hillsides of 15 Percent Slope and Greater – Studies Required.* Developments on hillsides shall comply with the following requirements:

a. *Site Analysis Reports Required.* The following chart sets forth the level of site analysis report required to be developed based upon the range of the slope of the site and adjacent properties:

Slope of Site and/or Adjacent Properties	Length of Slope (Feet)	Parameters of Report (See Key)	Report Prepared By
0% to 15%	No limit	Report not required	
15% to 25%	> 50	1, 2, 3	Building contractor or other technical consultant
25% to 40%	> 35	1, 2, 3, 4	Registered civil engineer
40% +	> 20	1, 2, 3, 4	Registered engineer or geotechnical engineer

Report Key Contents:

1 Recommended maximum site ground disturbance.

2 Estimate of storm drainage (gpm) for preconstruction, during construction and postconstruction.

3 Recommended methods to minimize erosion and storm water runoff from site during construction and postconstruction.

4 Seismic stability of site, preconstruction, during construction and postconstruction.

b. *Development Location.* Structures and improvements shall be located to preserve the most sensitive portion of the site, its natural land forms and vegetation.

c. *Landscaping.* The disturbed areas of a development site not used for buildings and other developments shall be landscaped according to the landscape standards of the zoning code (Chapter [17.78](#) GHMC).

d. Project construction shall be required to implement all recommended requirements of the report referenced in subsection [\(A\)\(2\)\(a\)](#) of this section, and any additional requirements as determined by city staff. In addition, should adjacent properties be adversely impacted by the implementation or construction, additional mitigation measures necessary to minimize or eliminate these impacts shall be implemented by the applicant.

18.08.192 Landslide and erosion hazard areas.

Areas which are identified as landslide or erosion hazard areas shall be subject to the requirements established in this section.

A. *Regulation.* Applications for regulated activities proposed within designated landslide and erosion hazard areas shall be accompanied by a geotechnical report prepared by a geologist or geotechnical engineer licensed as a civil engineer with the state. If it is satisfactorily demonstrated to the director that a landslide or erosion hazard potential does not exist on the site, the requirements of this section may be waived.

B. *Geotechnical Report Requirements.* A geotechnical report required under this section shall include, at a minimum, the following information:

1. Topographic data at a minimum scale of 1:240 (1 inch equals 20 feet). Slope ranges shall be clearly delineated in increments of 15 percent to 25 percent, 25 percent to 40 percent and greater than 40 percent;
2. Subsurface data, including boring logs and exploratory methods, soil and rock stratigraphy, ground water levels and any seasonal variations of ground water levels;
3. Site history, including description of prior grading and clearing, soil instability or slope failure.

If a geotechnical report has been prepared and accepted by the director within the previous two years for a specific site and the proposed land use development and site conditions have not changed, the report may be utilized without the requirement for a new report.

C. *Development Standards.* Upon submission of a satisfactory geotechnical report or assessment, site development may be authorized by the director subject to the following:

1. Buffers shall comply with the requirements of GHMC [18.08.190\(A\)](#);
2. Approved erosion control measures are in place prior to, or simultaneous with, site clearing or excavation;
3. Such other conditions as deemed appropriate by the administrator to ensure compliance with the provisions of this chapter.

18.08.193 Mudslide hazard.

The director shall require review of each permit application to determine whether the proposed site and improvements will be reasonably safe from mudslide hazards; a further review must be made by persons qualified in geology and soils engineering; and the proposed new construction, substantial improvement, or grading must be adequately protected against mudslide damage and not aggravate the existing hazard.

18.08.194 Seismic hazard areas.

Designated seismic hazard areas shall be subject to the requirements of this section. At a minimum, seismic hazard areas shall include areas of alluvial and recessional outwash surficial geologic units as identified in “Water Resources and Geology of the Kitsap Peninsula and Certain Adjacent Lands, Water Supply Bulletin Number 18, Plate One,” U.S. Department of the Interior, Geological Survey, Water Resources Division, and any lot, tract, site or parcel which has been modified by imported or excavated earthen fill material.

A. *Regulation.* Applications for regulated activities proposed within designated seismic hazard areas shall be accompanied by a geotechnical report prepared by a geologist or geotechnical engineer licensed as a civil engineer with the state. If it is satisfactorily demonstrated that a seismic hazard potential does not exist on the site, the requirements of this section may be waived.

B. *Geotechnical Report Requirements.* The required report shall evaluate the existing site conditions, including geologic, hydrologic and site capability to accommodate the proposed activity. At a minimum, the following shall be included:

1. Analysis of subsurface conditions;
2. Delineation of the site subject to seismic hazards;
3. Analysis of mitigation measures which may be employed to reduce or eliminate seismic risks, including an evaluation of the effectiveness of mitigation measures.

If a proposal is required to submit a seismic risk analysis pursuant to any requirements of the most recently adopted edition of the International Building Code by the city of Gig Harbor, the report requirements of this section may be waived by the department.

18.08.196 Flood hazard areas.

Areas which are prone to flooding and which are identified in the Federal Emergency Management Administration ~~flood insurance rate maps for the city of Gig Harbor (September 2, 1981)~~[current flood insurance rate maps](#) shall be subject to the requirements of this section.

A. *Regulation.* All development within flood hazard areas shall be subject to the requirements of the city of Gig Harbor flood hazard construction standards (Chapter [18.10](#) GHMC).

18.08.200 Maintenance of existing structures and developments.

Structures and developments lawfully existing prior to the adoption of this section shall be allowed to be maintained and repaired without any additional review procedures under this title; provided, that the maintenance or repair activity itself remains consistent with the provisions of this chapter and does not increase its nonconformity of such structures or development. Additionally, such construction activity shall not prove harmful to adjacent properties. Maintenance consists of usual actions necessary to prevent a decline, lapse or cessation from a lawfully established condition. Repair consists of the restoration of a development comparable to its original condition within two years of sustaining damage or partial destruction. Maintenance and repair shall include damage incurred as a result of accident, fire or the elements. Total replacement of a structure or development which is not common practice does not constitute repair. In addition to the requirements of this section, the requirements of Chapter [17.68](#) GHMC, Nonconformities, shall apply.

18.08.202 Exemptions from development standards.

Certain activities and uses may be of such impact and character or of such dependency to the maintenance and welfare of a lawfully permitted use that the requirements of this title shall not apply and may be waived at the discretion of the department.

Notwithstanding the requirements of GHMC Title [17](#), the following uses and activities are exempt from the requirements of this chapter:

A. Emergency actions which must be undertaken immediately or for which there is insufficient time for full compliance with this chapter where necessary to:

1. Prevent an imminent threat to public health or safety; or
2. Prevent an imminent danger to public or private property; or

3. Prevent an imminent threat of serious environmental degradation.

The department shall determine on a case-by-case basis emergency action which satisfies the general requirements of this subsection. In the event a person determines that the need to take emergency action is so urgent that there is insufficient time for review by the department, such emergency action may be taken immediately. The person undertaking such action shall notify the department within one working day of the commencement of the emergency activity. Following such notification the department shall determine if the action taken was within the scope of the emergency actions allowed in this subsection. If the department determines that the action taken or part of the action taken is beyond the scope of allowed emergency action, enforcement action according to the provisions of this chapter is warranted;

B. Public and private pedestrian trails which consist of a pervious surface not exceeding four feet in width;

C. Science research and educational facilities, including archaeological sites and attendant excavation, which do not require the construction of permanent structures or roads for vehicle access;

D. Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests and other related activities;

E. The placement of signs consistent with Chapter [17.80](#) GHMC;

F. Existing and ongoing agricultural activities, as defined in this chapter;

G. Forestry practices regulated and conducted in accordance with the provisions of Chapter [76.09](#) RCW and forest practice regulations;

H. [Buffer a](#)Activities affecting a hydrologically isolated Category IV wetland, if the functional wetland size is less than 1,000 square feet, except that such activities shall comply with the city flood hazard construction code and the city storm drainage management plan;

I. Maintenance, operation and reconstruction of existing roads, streets, utility lines and associated structures; provided, that reconstruction of any such facilities does not extend outside the scope of any designated easement or right-of-way;

- J. Activities on improved roads, rights-of-way, easements, or existing driveways;
- K. Normal maintenance and reconstruction of structures; provided, that reconstruction may not extend the existing ground coverage;
- L. Activities having minimum adverse impacts on wetlands, such as passive recreational uses, sport fishing or hunting, scientific or educational activities.

18.08.204 Variances from the minimum requirements.

- A. Variance applications shall be considered by the city according to variance procedures described in Chapter [17.66](#) GHMC and shall be processed as a Type III application under the permit processing procedures of GHMC Title [19](#). The required showings for a variance shall be according to this section. The burden is upon the applicant in meeting the required showings for the granting of a variance.
- B. The examiner shall have the authority to grant a variance from the provisions of this chapter, when, in the opinion of the examiner, the conditions as set forth in this section have been found to exist. In such cases a variance may be granted which is in harmony with the general purpose and intent of this chapter.
 - 1. *Required Showings for a Variance.* Before any variance may be granted, it shall be shown:
 - a. That there are special circumstances applicable to the subject property or the intended use such as shape, topography, location or surroundings that do not apply generally to other properties and which support the granting of a variance from the minimum requirements; and
 - b. That such variance is necessary for the preservation and enjoyment of a substantial property right or use possessed by other similarly situated property but which, because of the ordinance codified in this chapter, is denied to the property in question; and
 - c. That the granting of such variance will not be materially detrimental to the public welfare.

2. *Granting a Variance.* When granting a variance, the examiner shall determine that the circumstances do exist as required by this section, and attach specific conditions to the variance which will serve to accomplish the standards, criteria and policies established by this chapter.

C. To apply for a variance, the applicant shall submit to the city a complete variance application. Such application shall include a site plan, pertinent information, a cover letter addressing the required showings for a variance and required fees.

18.08.206 Reasonable use exceptions.

If the application of this chapter would preclude all reasonable use of a site, development may be permitted, consistent with the general purposes and intent of this chapter. Applications for a reasonable use permit shall be processed in accordance with the procedures established under GHMC Title [19](#) for a Type III project permit application.

A. *Information Required.* An application for a reasonable use exception shall be in writing to the department director and shall include the following information:

1. A description and map of the area of the site which is within a critical resource area or within the setbacks or buffers as required under this title;
2. The area of the site which is regulated under the respective setbacks (minimum yards) and maximum impermeable surface and hard surface coverage of the zoning code (GHMC Title [17](#));
3. An analysis of the impact that the amount of development proposed would have on the critical area as defined under this title;
4. An analysis of whether any other reasonable use with less impact on the critical area and buffer area, as required, is possible;
5. A design of the project as proposed as a reasonable use so that the development will have the least practicable impact on the critical area;

6. A description and analysis of the modification requested of the minimum requirements of this title to accommodate the proposed development;

7. Such other information as may be required by the department which is reasonable and necessary to evaluate the reasonable use respective to the proposed development.

B. *Findings for Approval of Reasonable Use Exception.* If an applicant successfully demonstrates that the requirements of this title would deny all reasonable use of a site, development may be permitted. The hearing examiner shall make written findings as follows:

1. There is no feasible alternative to the proposed development which has less impact on the critical area;

2. The proposed development does not present a threat to the public health, safety or welfare;

3. Any modification of the requirements of this title shall be the minimum necessary to allow for the reasonable use of the property;

4. The inability of the applicant to derive a reasonable use of the property is not the result of actions by the applicant which resulted in the creation of the undevelopable condition after the effective date of the ordinance codified in this title;

5. The proposal mitigates the impacts to the critical area to the maximum extent practicable, while maintaining the reasonable use of the site;

6. That all other provisions of this chapter apply excepting that which is the minimum necessary to allow for the reasonable use of the site or property. The hearing examiner may impose any reasonable conditions on the granting of the reasonable use exception, consistent with the minimum requirements of this chapter.

C. *Notification of Decision.* Notice of the decision shall be provided as set forth in GHMC [19.02.007](#).

D. *Appeal.* The decision on a reasonable use exception may be appealed in accordance with the procedures established under GHMC Title [19](#).

E. *Limits of Applying Reasonable Use Exception.* A reasonable use exception shall only be considered in those situations where a reasonable use would be prohibited under this title. An applicant who seeks an exception from the minimum requirements of this title shall request a variance under the provisions of this title.

F. *Duration of Approval and Expiration.* The duration of reasonable use exception approval and permit expiration shall be governed by GHMC [19.02.008](#).

18.08.208 Performance bonding.

As part of any mitigation plan, the city shall require the applicant to post a performance bond or other security in a form and amount deemed acceptable by the city to insure mitigation is fully functional.

A. A performance bond shall be in the amount of 125 percent of the estimated cost of the uncompleted actions or the estimated cost of restoring the functions and values of the critical area that are at risk, whichever is greater.

B. The bond shall be in the form of a surety bond, performance bond, assignment of savings account, or an irrevocable letter of credit guaranteed by an acceptable financial institution with terms and conditions acceptable to the city attorney.

C. Bonds or other security authorized by this section shall remain in effect until the city determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the city for a minimum of five years to ensure that the required mitigation has been fully implemented and demonstrated to function, and may be held for longer periods when necessary.

D. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.

E. Public development proposals shall be relieved from having to comply with the bonding requirements of this section.

F. Any failure to satisfy critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within 30 days

after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the city may demand payment of any financial guarantees or require other action authorized by the city code or any other law.

G. Any funds recovered pursuant to this section shall be used to complete the required mitigation.

18.08.210 Suspension and revocation.

In addition to other penalties provided elsewhere, the department may suspend or revoke an approval if it finds that the applicant has not complied with any or all of the conditions or limitations set forth in the approval, has exceeded the scope of work set forth in the approval, or has failed to undertake the project in the manner set forth in the approved application.

18.08.220 Enforcement.

The administrator shall investigate any potential violation the administrator reasonably believes has occurred involving critical areas governed by this chapter. If the administrator determines that a violation has occurred, the administrator shall use the enforcement process found in Chapter [2.60](#) GHMC.

18.08.230 Designated wetlands.

Repealed by [Ord. 1036](#).

18.08.240 Nonconforming uses.

An established use of existing structure that was lawfully permitted prior to adoption of this chapter, may continue subject to the following:

- A. Nonconforming uses shall not be expanded or changed in any way that increases their nonconformity. However, an existing use may be changed to a less intensive use provided all other zoning and land use regulations are met;
- B. Existing structures shall not be expanded or altered in any manner which will increase the nonconformity;
- C. Activities or uses which are discontinued for 12 consecutive months shall be allowed to resume only if they are in compliance with this chapter; and
- D. Nonconforming uses or structures destroyed by an act of God may be replaced or resumed.

18.08.250 Severability.

Repealed by [Ord. 726](#). 18.08.260 Chapter and ordinance updates.

UPCOMING GIG HARBOR CITY MEETINGS
ALL AGENDA ITEMS TENTATIVE – SUBJECT TO CHANGE

Please see the meeting agenda for specific details on how to attend: <https://www.gigharborwa.gov/811/Agendas-Minutes>

Day	Date	Time	Group	Agenda Items
TH	Jun 18	3:00pm	City Council Study Session	see agenda
TH	Jun 18	5:30 pm	Planning Commission	see agenda
M	Jun 22	5:30pm	City Council Meeting	see agenda
TH	Jun 25	3:00pm	City Council Study Session	CANCELLED
W	Jul 1	5:30 pm	Parks Commission	
TH	Jul 2	5:30 pm	Planning Commission	
TU	Jul 7	1:30 pm	Hearing Examiner	Chatman Pier Extension & Dorland Reasonable Use Exemption
M	Jul 13	5:30pm	City Council Meeting	Business: <ul style="list-style-type: none"> • Tourism Promotion Area Interlocal Agreement • Resolution XXXX - Wastewater Comp Plan Technical Amendment – Gracie Place Plat • Second Reading of Ordinance 15XX Amending Critical Areas • Professional Service Contract Amendment #5 - Commercial Fishing Homeport • Public Works Contract Award for Public Works Construction – Restriping of Hunt and Skansie Intersection
TH	Jul 16	3:00pm	City Council Study Session FULL (K)	<ul style="list-style-type: none"> • 2027-28 Parks and Streets Capital Projects – Review and Ranking (2 hours) • Commercial Fishing Homeport Moorage Agreements and Regulations (30 min)
TH	Jul 16	5:30 pm	Planning Commission	•
M	Jul 27	5:30pm	City Council Meeting	Staff Reports <ul style="list-style-type: none"> • Quarterly Finance and Budget Reports Business: <ul style="list-style-type: none"> • Public Works Contract Award for Public Works Construction, Materials Testing, and Construction Support – Commercial Fishing Homeport
TU	Jul 28	5:30 pm	Historic Preservation Commission	•
TH	July 30	3:00 pm	City Council Study Session	• City-Sponsored Special Events
TH	Aug 6	3:00pm	Civil Service Commission Quarterly Meeting	• TBD
TH	Aug 6	5:30 pm	Planning Commission	•
TH	Aug 20	5:30 pm	Planning Commission	•

UPCOMING GIG HARBOR CITY MEETINGS
ALL AGENDA ITEMS TENTATIVE – SUBJECT TO CHANGE

Please see the meeting agenda for specific details on how to attend: <https://www.gigharborwa.gov/811/Agendas-Minutes>

Day	Date	Time	Group	Agenda Items
M	Sept 14	5:30pm	City Council Meeting	Presentations: <ul style="list-style-type: none">• State of the Library Update (Executive Director, Gretchen Caserotti)