



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, June 13, 2024 5:30 P.M.**

This meeting may also be accessed through Zoom at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Council Chambers at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: May 16, 2024

Public Comment:

Agenda Items:

1. Land Use Element and future Land Use Map Discussion; including the privately initiated Henderson/Burnham land use amendment request - Principal Planner Robin Bolster-Grant

Other Business: Next meeting Thursday, June 20, 2024

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Planning Commission must proceed in an orderly, timely manner. The purpose of a Planning Commission meeting is to advise on subjects prescribed by the City Council; it is not a public forum.

Public comment may be made in-person from the microphone, remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9

on your phone. Please refrain from raising your hand until the Chair has announced that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual, unless revised by the chair. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting.

Instead of making oral comments, written comments may be submitted to the Planning Commission at MThomas@gjgharborwa.gov.

All remarks shall be addressed to the commission as a body and not to any specific commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any commissioner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

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.



DRAFT
Minutes for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, May 16, 2024, 5:30 P.M.

Call to Order/Roll Call: Chair Krawczyk called the meeting to order at 5:30 pm. Commissioners Tessicini, Bradbury, Martin and Jordan were present. Commissioners Burcar and Snodgrass were excused.

Staff: Robin Bolster-Grant, Principal Planner, Jeff Wilson, Interim Community Development Director and Cindy Andrews, Planning Technician.

Approval of Minutes: May 2, 2024 – Approved.

MOTION: Move to approve the minutes of May 2nd, 2024, as written. Bradbury/Martin. All in favor – Motion carried.

Public Comment: No Public Comment

Agenda Items:

Robin Bolster-Grant provided the opening statement.

- 2024 Comprehensive Plan Update Schedule presentation and discussion: Ms. Bolster-Grant provided the tentative schedule to the commissioners for discussion. commissioners and staff discussed meeting the deadline for adopting the Comprehensive Plan and the consequences if the city does not meet the deadline.
- 2024 Comprehensive Plan Update Revised Commerce Checklist discussion: Ms. Bolster-Grant provided an overview of the Revised Commerce Checklist, itemizing the changes, commissioners and staff discussed the changes.
- 2024 Comprehensive Plan Update Land Use Element review and discussion: Ms. Bolster-Grant provided an overview of the Updated Land Use Element. commissioners and staff discussed the element and the relationship to the Growth Management Act and Urban Growth Area requirements. commissioners and staff discussed possible annexation areas, community plans and forecasted growth numbers.

Other Business: Next meeting Monday, June 10, 2024; Joint City Council meeting/Planning Commission meeting including Berk, Comprehensive Plan Update consultant.

Adjournment: The meeting adjourned at 7:13 pm

Cindy Andrews

Cindy Andrews
Planning Technician



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

Meeting Date: June 10, 2024

SUBJECT: Land Use Element Discussion

SUBMITTED BY: Principal Planner Robin Bolster-Grant

DEPARTMENT: Administration

PHONE: (253) 853-7615

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: The City of Gig Harbor is currently in the process of completing the 2024 Comprehensive Plan Periodic Update as required by the Growth Management Act. Over the past year, planning staff have conducted numerous public outreach events in order to ensure that the updated plan reflects the community's vision for the future of Gig Harbor. The next phase of this work involves presenting draft elements to the Planning Commission, City Council and the public for review and discussion.

The first element for discussion is the Land Use Element, which lays the foundation for establishing balanced future growth in the city. The Element includes a detailed map that shows the distribution of residential, commercial, open space, and other land use areas across the city.

The Land Use Element provides goals and policies that help to ensure balanced, sustainable development patterns that serve to guide future growth based on population, housing, and employment targets established by Pierce County.

BERK Consulting, Inc. has been retained by the city to assist with the Periodic Update effort and has conducted an audit of the current Land Use Element and prepared a draft update for review and discussion.

FISCAL CONSIDERATION: None.

ATTACHMENTS:

1. Land Use Element Audit
2. DRAFT Land Use Element

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 3 - Maintain small town character and historic preservation while growing responsibly

Gig Harbor Comprehensive Plan: Policy Audit Document – Land Use Element

Previous Plan Content	Rationale for Change	Recommended Content
2.1 MANAGE URBAN GROWTH POTENTIALS. Maintain a realistic balance between the land's capability, suitable potential and the public's ability to provide urban level services.	Consider moving the goal's headline as a headline of the section. This will be useful to include discussions under that specific section.	LU-1 Ensure sufficient supplies of developable land to meet identified growth targets through efficient development.
2.1.1. Capable Areas. To the best degree possible, allocate high density/intensity urban development onto lands which are capable of supporting urban uses and which pose the fewest environmental risks.	- Removing policy headlines will allow the policy to apply in multiple areas such as UGAs and environment. - Adding the term "capacity" to align with GMA term.	LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
2.1.2. Suitable Areas	Policy statements to relate to the subsections.	[removed]
a) As much as possible, allocate urban development onto lands which are suitable and which have the least social value in an undeveloped state.	Streamlining policy language. Consider deleting "as much as possible" for a clearer policy direction.	LU-1.2 Where possible, allocate urban development onto lands which are suitable and do not provide substantial social and environmental benefits if left undeveloped.
b) To the extent feasible and necessary, locate high intensity urban uses away from sites which have significant archaeological, historical, cultural or special social significance.	Consider streamlining the language for a clearer policy direction.	LU-1.3 Where possible, locate high-intensity urban uses away from sensitive sites with significant archaeological, historical, cultural or special social significance.
2.1.3. Serviceable Areas. Allocate urban uses onto capable, suitable lands which can be provided roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.	Clarification added.	LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
2.1.4. Urban Growth Area	Remove title and reorganize subpolicies as policies.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
a) Define and delineate boundaries between those areas which are capable of being provided efficient urban level services over the next twenty years and those areas which should remain rural or are not capable of being provided urban level services. To this extent, the City of Gig Harbor has identified an urban growth area of 2800 acres of unincorporated land surrounding the city and which is also defined on the Land Use Map.	Streamlined for readability.	LU-1.5 Consider existing urban growth areas capable of being supported by urban levels of services within the next 20 years when planning for long-term strategies for growth.
b) At a minimum, review the urban growth area boundary every five years. As appropriate, make adjustments which account for projected population rate changes, adjustments in available service capacity, changes which reflect community desires or goals and which promote sound and reasonable land use development patterns. In reviewing revisions to the urban growth boundary, consideration should be given to the potential impacts on environmentally sensitive areas.	- Streamlining the policy without substantial change. - RCW 36.70A.130 consistency	LU-1.6 Review the urban growth areas and associated policies at least once every five years, considering: a) projected populations, b) infrastructure capacity, c) patterns of development, d) land suitability, e) possible benefits of city-regulated development, and f) potential impacts on environmentally sensitive areas.
2.1.5. Growth Management Priorities	Restructure to minimize unrelated subpolicies.	[removed]
a) Determine the developable acreage within the urban area and determine population or land use holding capacities and service requirements of the proposed urban growth area.	Streamlined for readability.	LU-1.7 Monitor developable land capacity within the city using methods consistent with the Pierce County Buildable Land Program.
b) Ensure sufficient residential capacity to accommodate 10,500 residents by 2030 within the 2010 city limits boundaries.	Match this estimate with the Countywide Planning Policies.	LU-1.8 Ensure sufficient capacity within the city to accommodate the following net growth by 2044: a) 6,642 housing units, b) 14,229 residents, and c) 15,602 jobs.

Previous Plan Content	Rationale for Change	Recommended Content
c) Evaluate future plan and zoning amendments to ensure consistency with the adopted multi- county planning policies, Pierce County county-wide planning policies, and the city's designated role within those planning documents.	No change	LU-1.9 Ensure the consistency of city policies with PSRC VISION 2050 and Pierce County Countywide Planning Policies.
2.1.6. Urban Growth Phasing. Establish priorities in order to plan for and provide orderly and reasonable extension of services and to ensure proper timing of acceptable development. (additional text)	Remove headline from the policy and use the headline for the additional text and discussion	LU-1.10 Establish priorities to manage the phasing of growth, plan for and provide orderly and reasonable extension of services, and ensure the proper timing of acceptable development.
2.1.7. Centers of Local Importance. Gig Harbor's Centers of Local Importance (CoLIs) are local centers that promote compact, pedestrian-oriented development with a mix of uses, they provide a close proximity to diverse services, and a variety of high and medium density housing. CoLIs serve as a focal point and sense of place while meeting both the needs of the community and the region. In addition to this criteria, the CoLIs of Gig Harbor and their associated transportation corridors tend to accommodate a high amount of vehicular trips and commercial services to support the greater Gig Harbor and Key Peninsula areas. Each of the City's identified CoLIs serve a unique purpose to the City residents as well as residents of the greater Gig Harbor Peninsula. A map of the CoLIs is located in the Appendix.	- Remove policy headline - Consider moving the deleted portion under discussion	LU-1.11 Centers of Local Importance (CoLIs) are designated local centers that support: a) Compact, pedestrian-oriented development with a mix of uses. b) Diverse amenities and service offerings. c) A variety of high- and medium-density housing options. d) Focal points and gathering spaces for the community and region. Each of the City's identified CoLIs may serve a specific purpose to the City residents as well as residents of the greater Gig Harbor Peninsula.
2.2: DEFINE IDENTITY AND CREATE COMMUNITY BASED URBAN FORM. Define a pattern of urban development which is recognizable, provides an identity and reflects local values and opportunities.	Delete goal headline	LU-2 Define a pattern of urban development which is recognizable, provides community identity, and supports local values and opportunity.

Previous Plan Content	Rationale for Change	Recommended Content
2.2.1. Urban Form	In this case, provide a title outside the hierarchy as this is the longest section and should be arranged for wayfinding purposes.	Urban Form
a) Create a recognizable urban pattern which distinguishes between urban and rural and which establishes a harmonious relationship between the natural and the built environment.	Edited for clarity	LU-2.1 Support a harmonious relationship between the natural environment and urban and rural land uses.
b) Emphasize and protect area differences in architecture, visual character and physical features which make each part of the urban form unique and valuable.	Consider clarification	LU-2.2 Support the architectural and visual character that makes the city and neighborhoods distinctive and unique.
c) Define a variegated form which incorporates the newer, linear suburban types of development along SR-16 with the older, historical development pattern of the downtown area.	Edited for clarity – this seems to more be focused on maintaining the downtown patterns.	LU-2.3 Maintain the older, historical development pattern of the downtown area, and integrate the downtown with newer developments outside the downtown.
2.2.2. Neighborhood Planning Areas	Added policy sentence	Neighborhood Planning
a) Define and protect the integrity of small planning areas, particularly residential neighborhoods, which have common boundaries, uses and concerns using transition land-use areas and common buffers/open space.	Edited for clarity	LU-2.4 Coordinate the planning of transitional land uses, buffers, and open space to define and protect neighborhoods and other planning areas.
b) Encourage neighborhood property owners, including residents of lands which may annex into the City, to participate in the creation of local plans for public improvements, zoning and other planning concerns.	Edited for clarity	LU-2.5 Encourage and promote local participation in neighborhood planning for public improvements, land use, and other planning concerns.
2.2.3. Generalized Land Use Categories	Remove headline from the policy	Generalized Land Use Categories
Generalized land use categories are identified to serve as a basis for establishing or accommodating the more detailed zoning code designation. The Comprehensive Plan defines eleven generalized land use categories:	- Streamlined - RCW consistency (RCW 36.70A.070(1))	LU-2.6 Maintain a Comprehensive Land Use Plan Map showing city limits, urban growth areas, and generalized land use classifications that establish various uses within the city. These land use designations include the following:

Previous Plan Content	Rationale for Change	Recommended Content
a) Residential Low. Provides for low density single-family residential uses. Community services such as schools and parks are allowed. Use natural buffers or innovative site design to retain natural site character, as a mitigation technique to minimize noise impacts, and to serve as natural drainage ways.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	a) Residential Low. Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas.
b) Residential Medium. Provides for medium density single and duplex residential. Serves as a buffer between high intensity commercial or higher density residential and lower intensity residential. May include certain specified business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area. Use natural buffers or innovative site design as mitigation techniques to minimize operational impacts of non-residential uses and to serve as natural drainage ways.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	b) Residential Medium. Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas, and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods.
c) Residential High Transition. Provides a transition between higher intensity commercial and residential low or medium uses. Contains a mix of residential intensities from multifamily to single family residential. May include certain specified businesses, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods. The intensity of the non-residential use should be compatible with the adjacent residential area. Use natural buffers or innovative site design as mitigation techniques to minimize operational impacts of non-residential uses and to serve as natural drainage ways.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	c) Residential High. Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood.

Previous Plan Content	Rationale for Change	Recommended Content
d) Public/Institutional. Provides primarily for a variety of large scale (10 + acres) public facilities which serves a region or several communities. These can include schools, government (local, state, federal) facilities, correction centers, and essential public facilities as defined in the Essential Public Facilities Section of the Comprehensive Plan.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	d) Public/Institutional. Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.
e) Employment Centers. Broadly defines an area that is intended to meet long-term employment needs of the community. Employment centers consist of the following: 1) Wholesale distribution facilities 2) Manufacturing and assembly 3) Warehousing/storage 4) Business offices/business complexes 5) Medical facilities/hospitals 6) Telecommunication services 7) Transportation services and facilities 8) Conditional allowances of commercial facilities which are subordinate to and supportive of employment activities.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	e) Employment Centers. Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.

Previous Plan Content	Rationale for Change	Recommended Content
f) Commercial/Business. Provides primarily retail and wholesale facilities, including service and sales. Where appropriate, mixed-use (residential with commercial) may be permitted through a planned unit development process. Commercial-business activities consist of the following: 1) Retail sales and services 2) Business and professional offices 3) Mini-warehousing Commercial areas which border residential designations or uses should use available natural features as boundaries. The Downtown Business designation insures that the traditional scale and character of Downtown Gig Harbor is maintained. 1) Natural features should serve as buffers, which may consist of standing timber, streams or drainage swales. 2) A minimum buffer width should be 30 feet. 3) The density and depth of the buffer should be proportional to the intensity of the use.	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	f) Commercial/Business. Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process.
g) Downtown Business. Provides a broad range of goods and services while maintaining the traditional scale and character of downtown Gig Harbor. The moderate commercial intensity in downtown is, and should be, compatible with nearby single family residential while providing the format for a lively active commercial area. Services and activities should reflect goals and policies found within the Harbor Element (Chapter 3).	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	g) Downtown Business. Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. (Note that this area should be compatible with the Harbor Element in Chapter 3.)

Previous Plan Content	Rationale for Change	Recommended Content
h) Waterfront. Provides for a variety of mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program and as more particularly defined under the zoning code. Generally, the lower intensity waterfront areas would favor residential and marinas while the more intense use waterfront areas would provide for higher density residential and commercial/retail uses.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	h) Waterfront. Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.
	Realigned this to separate the detailed PCD provisions into another policy.	i) Planned Community Development. Neighborhood uses that are defined through more flexible planning that is responsive to site development options and compatible with the community's planning goals and interests. This designation includes several individual subcategories based on the uses within this area.

Previous Plan Content	Rationale for Change	Recommended Content
j)Mixed Use. Mixed Use is an area of commercial / employment, office and multifamily located along principle collector routes which link the downtown area with SR-16. Commercial/employment activity within a Mixed Use area caters to a customer base beyond the immediate surrounding neighborhoods due to its location along the collector routes. The individual commercial/employment activities or developments in these areas are not of a size or character to be considered "major" activity or traffic generating uses. Multifamily and office uses are allowed within the Mixed Use area to provide economic diversity and housing opportunities near transit routes and business activities. The desired allocation of land use within the Mixed Use designation is: Commercial/Employment 45% maximum Professional Office 30% maximum Multifamily 25% minimum Properties or developments less than ten acres are limited to the uses as defined by the official zoning map of the City. Uses which have been approved by Pierce County prior to the adoption of this plan are considered legitimate conforming uses.	▪	j) Mixed Use. Areas that include a mix of commercial / employment, office and multifamily uses. These areas are generally located along principle collector routes and serve a broader area, but are intended to support complete, walkable communities.

Previous Plan Content	Rationale for Change	Recommended Content
k) Preservation Areas. Preservation areas are defined as natural features or systems which possess physical limitations or environmental constraints to development or construction and which require review under the City's wetland ordinance or Critical Areas Ordinance. Preservation areas are suitable for retention or designation as open space or park facilities either as part of a development approval, easement or outright purchase by the City. Preservation areas are considered as overlays to the other generalized land use categories.	▪ This has been rewritten to cover parks and open space, with this overlay being removed in lieu of providing definition to the development restrictions for the CAO. As critical areas can be difficult to map at times, this may be a challenging area to keep accurate.	k) Parks, Recreation, and Open Space. Locations that provide passive and active recreation opportunities with parkland, recreation facilities, sports fields, conservation areas, open space, and other city-owned property with comparable uses. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth. These areas do not include private facilities.
	▪ Bring policy from 2.8.2(c) to this location.	LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.
	▪ Split from the mixed-use component to provide a more general policy statement.	LU-2.8 Consider uses which have been approved by Pierce County prior to the adoption of this plan as legitimate conforming uses.
	▪ RCW 36.70A.070(1) EJ consistency	LU-2.9 Minimize the negative impacts of public and private developments on overburdened communities.
		Planned Community Development
i) Planned Community Development. The purpose of a Planned Community Development (PCD) is to promote optimum site development options which are compatible with the community's planning goals and interests. A PCD should meet the following minimum general guidelines:	▪ Consider streamlining policies by moving more detailed discussions outside of the policies or even into the zoning code.	LU-2.10 Development under the Planned Community Development (PCD) designation is intended to support efficient long-term site development compatible with the community's planning goals and interests. These areas should generally meet the following requirements:
1) Minimum area allocated must be 100 acres.	▪ Reworded with language from the old 2.8.1.	a) A minimum gross area of at least 100 acres, largely in an undeveloped state with long-term potential for balanced growth.

Previous Plan Content	Rationale for Change	Recommended Content
2) Land Use allocation should be approximately as follows: Residential 60% maximum Commercial 18% maximum Employment 22% minimum	Streamline this definition – this is too precise for the Plan.	b) Allocations of land uses that balance residential, service commercial, and employment-oriented commercial uses in a reasonable and harmonious development plan that is sensitive to natural systems.
3) Residential may consist of: i. Housing units above or connected to commercial shops; ii. Allowances for Single Room Occupancy (SRO) housing; iii. Studio apartments; iv. Parks for full size and efficiency sized manufactured housing units.	This is more detailed than a Comp Plan should include, and may be defined in the Code.	
4) Adequate provisions for Parks/Open Space and Schools should be provided for in the PCD.	Reworded.	c) Adequate provisions for parks, open spaces, schools, and other neighborhoods and regional amenities.
5) Site development design must be consistent with Community Design standards of the Comprehensive Plan and adopted design guidelines.	This is a given and should not be included if not necessary.	
	Added from the former 2.8.1.	d) Retention and conservation of historical and natural features, and integration of innovative protections into site design and development.
	Added from the former 2.8.1.	e) Compatibility with the scale and uses of surrounding neighborhoods.
	Added from the former 2.8.1.	f) Provision of a range of housing types and tenures that consider the expected housing needs resulting from new employment uses in the project.
	Add in other provisions to note the benefits of the PCD from 2.8.1(a)	LU-2.11 Provide regulatory flexibility for PCD areas which have: a) long-term development plans, b) suitability for a variety of intensities and densities of developments, and c) a commitment to incorporating innovative design concepts in site and building design and development.

Previous Plan Content	Rationale for Change	Recommended Content
	▪ The elements below read like a separate land use classification. Integrating these designations should be discussed, but if retained they should be separated into their own policy.	LU-2.12 Land use sub-designations currently defined under PCDs include the following areas:
6) Planned Community Development Residential Low (PCD-RLD, 4.0 - 7.0 dwelling units per acre) - Provides for well-designed residential developments which are located to minimize adverse effects on the environment or sensitive natural areas; provides for clustering of dwelling units to protect important natural features and amenities, limit the costs of development and public service costs and to maintain, enhance and complement the natural beauty of the Gig Harbor community; and allows unique and innovative residential development concepts that will provide for unconventional neighborhoods, provide affordable housing for a wide range of income levels, maintain or enhance community linkages and associations with other neighborhoods, and to allow village and traditional neighborhood forms.	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	a) PCD Residential Low. Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.
7) Planned Community Development Residential Medium (PCD-RMD, 8.0 - 16.0 dwelling units per acre) - Provides for greater population densities to facilitate high quality affordable housing, a greater range of lifestyles and income levels; provides for the efficient delivery of public services and to increase residents' accessibility to employment, transportation and shopping; and serves as a buffer and transition area between more intensively developed areas and lower density residential areas.	▪ Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	b) PCD Residential Medium. Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.

Previous Plan Content	Rationale for Change	Recommended Content
8) Planned Community Development Commercial (PCD-C) - Provides for the location of businesses serving shoppers and patrons on a wider basis as distinguished from a neighborhood area; encourages urban development; encourages attractive natural appearing development and landscaping; promotes a quality visual environment by establishing standards for design, size and shape of buildings that create an attractive business climate; and where appropriate, residential uses should be located above commercial uses.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	c) PCD Commercial. Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.
9) Planned Community Development Business Park (PCD-BP) - Provides for the location of high quality design development and operational standards for technology research and development facilities, light assembly, and warehousing, associated support service and retail uses, business and professional office uses, corporate headquarters and other supporting enterprises; is intended to be devoid of nuisance factors, hazards and potentially high public facility demands; and retail uses are not encouraged in order to preserve these districts for major employment opportunities and to reduce the demand for vehicular access.	Consider streamlining policies by moving land use categories under discussion instead of being parts of the policies.	d) PCD Business Park. Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.
Generalized land use classifications are designated on the City of Gig Harbor Comprehensive Land Use Plan Map.	Combined with the main policy above.	[removed]
2.2.4. Special Districts	Delete policy as a headline.	Special Districts and Overlays
a) Establish special zoning districts which may distinguish unique land use concerns.	This has been summarized and condensed here but note that this is not completely clear or focused as a policy.	LU-2.13 Establish special zoning districts, overlays, and other provisions as needed to manage areas with unique land use concerns such as pedestrian access, preservation of historical or cultural resources, or environmental sensitivity.

Previous Plan Content	Rationale for Change	Recommended Content
b) Utilize special or extra land use planning techniques such as district overlays or design review guidelines to protect or enhance historical or cultural identities. Special districts may be established for a mixed-use waterfront, a pedestrian-oriented downtown district, a special old-town business district or an historical residential neighborhood in the Millville Area.	Combined with above.	[removed]
2.3: PROMOTE COMMUNITY DIVERSITY AND DISTINCTION AND INCREASE HOUSING OPPORTUNITIES. Create and refine district definitions which allows for innovation and performance. Provide a control and review process that permits maximum design flexibility while meeting social and community needs for employment, housing, education and recreation. Provide for a range of residential densities which would accommodate the City's 2030 residential growth target of 10,563 within a broad variety of housing types and tenures.	Remove this goal, as it is very confusing how this relates to the individual elements and policies underneath. (Goal 2.2 continues below.)	[removed]
2.3.1. Innovative Districts	This appears to be describing PUDs without talking about PUDs. This has been removed as confusing.	[removed]
a) Establish special planning review procedures to govern the review and approval of innovative land use developments.	Combined with above.	[removed]
b) Employ special planning development review procedures for the establishment of high density employment parks, special purpose light industrial or business parks, mixed density residential development, mixed use developments, special waterfront projects or other proposals which would serve the overall community interests.	This is unclear and has been removed, as it is uncertain why a process would be special, or what the threshold would be.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
2.3.2. Airport Overlay Districts. The Tacoma Narrows Airport provides economic benefit to the regional economy and plays a significant role in transportation options. The operational function of the airport is something the City of Gig Harbor intends to continue to provide support to through the adoption of the following policies.	▪ This has been condensed to manage the overlay, with another section developed to specifically manage the land use implications of the Airport.	LU-2.14 Airport Overlay. Areas that may be detrimentally affected by airport activities are designated under the Airport Overlay and regulated to limit nuisances and risk. These regulations shall balance the interests of residents and property owners with public safety considerations.
a) Pierce County's Tacoma Narrows Airport is an essential public facility in close proximity to the City's southern boundary. The City shall support the continued growth and development of the general aviation airport facilities at Tacoma Narrows airport when consistent with the Gig Harbor Comprehensive Plan goals, Washington Aviation System Plan (WASP) and Federal Aviation Administration Regulations (FAR) and Advisory Circulars (AC).	▪ Removed and re-added below.	[removed]
b) Lands that may be detrimentally affected by airport activities should be designated and regulated to limit the potential for harm. Regulation of such lands should balance the interests of residents and property owners with preservation of public safety.	▪ Combined with above.	[removed]
c) Evaluate all proposed amendments to the Urban Growth Area (UGA) that will increase incompatible land uses or potential of incompatible development adjacent to the airport through inappropriate land use or zoning designations and/or inadvertent land use policies and formally consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport.	▪ Removed and re-added below.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
d) Discourage the siting of uses adjacent to airports that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns, or result in potential hazards to aviation.	Combined with conditions below. Note that this is detailed and should be expressed through development regulations.	[removed]
e) Encourage the adoption of development regulations that protect the airport from height hazards by developing a Height Overlay District that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” (map of part 77 surfaces in appendix)		LU-2.15 Height Overlay. Areas where buildings or structures may cross the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” map are included in the Height Overlay to ensure that airport operations are protected from height hazards.
f) Promote the safe operation of Tacoma Narrows Airport by encouraging compatible land uses and activities within the FAR 77 area and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.	Removed and re-added below.	[removed]
1) Utilize the PSRC Airport Compatible Land Use Program, and the WSDOT Aviation Division’s Airports and Compatible Land Use Guidebook when updating any zoning regulations within the Part 77 area.	Removed and re-added below.	[removed]
	New section to summarize the elements from the airport overlay above that do not fall neatly into the delineation of a specific area of the map.	LU-3 Coordinate land use planning to support the Tacoma Narrows Airport and reduce the impacts of airport operations on the community.
	New policy combined from above.	LU-3.1 Support the continued growth and development of the general aviation airport facilities at Tacoma Narrows Airport as consistent with the Gig Harbor Comprehensive Plan and state and federal requirements.

Previous Plan Content	Rationale for Change	Recommended Content
	▪ New policy combined from above.	LU-3.2 Minimize incompatible land uses or the potential for incompatible development and consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport on land use decisions that may impact the airport.
	▪ New policy combined from above.	LU-3.3 Ensure that zoning regulations consider federal and state requirements regarding those land uses and activities that may impede safe flight operations or contribute to public safety risks related to the airport.
	▪ New section to collect and organize the policies included below into a common goal and framework. Note that there may be some overlap with the Housing Element, but these have been rewritten to manage those potential redundancies.	LU-4 Provide for the development of high-quality residential neighborhoods with supporting amenities and public services.
2.3.3. Housing Choice	▪ Remove the title and reallocate the subbullets to policies.	[removed]
a) Expand residential districts and code definitions to allow a broad choice of housing types, locations and tenures.	▪ This has been streamlined for clarity.	LU-4.1 Promote a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
b) Provide housing opportunities for varied types and ages of households to include single- parent and two-parent families, individuals and the elderly.	▪ This has been streamlined for clarity.	LU-4.2 Encourage housing options that meet the needs of different household types and ages.
c) To the extent appropriate, recognize social area specializations by household and age group and provide public services which reflect the area's needs.	▪ This has been streamlined for clarity.	LU-4.3 Promote and provide public services that meet the needs of the local community in a neighborhood.
2.3.4. Residential Densities	▪ Delete headline.	[removed]
a) Establish a range of residential densities which would accommodate a variety of housing types and tenures. Densities within the city and its urban area should range from a low of 4.0 dwelling units per acre up to a maximum of 12.0 dwelling units per acre.	▪ Edited to be less redundant with above and combined with some considerations of the following. Note that details should be provided as part of the individual descriptions of the areas.	LU-4.4 Ensure that there is a minimum density of four dwelling units per acre in residential areas of the city.

Previous Plan Content	Rationale for Change	Recommended Content
b) Encourage higher densities (8 -12 units per acre) for developments which: 1) Provide substantial open space or buffers areas within the development; 2) Have natural site characteristics suitable for higher intensity residential development; 3) Propose innovative design throughout the project which reflects the historical character of the area; 4) Have relatively easy access to major local employment areas; 5) Would not significantly impact established single family residential neighborhoods.	▪ This appears to suggest a few different directions, including both that higher densities should be an incentive for desirable growth, and that higher densities should be sited in specific types of areas. This has been split accordingly.	2.4.5. Support residential densities across the city that can help meet identified housing targets.
	▪ Conceptually split from above.	LU-4.6 Provide incentives such as increased residential development density in exchange for neighborhood public amenities or other public benefits.
	▪ Conceptually split from above.	LU-4.7 Preferentially locate higher residential densities in areas that can provide greater local amenities.
c) Implement a zoning plan which allocates residential development based upon a maximum density as opposed to a minimum lot size in order to encourage optimum design techniques suitable to the land and its natural features.	▪ This appears to be a bit prescriptive for a Comprehensive Plan. This is summarized and combined with the policy below, but this may be removed.	LU-4.8 Manage neighborhood development regulations to optimize the efficient use of land, sustainability of public services, and protection of natural features.
d) Establish a maximum parcel size per dwelling unit for the city and its urban area to promote more efficient utilization of land and economization of public services.	▪ Considerations combined with above and removed.	[removed]
2.3.5. Public Schools and Education	▪ Change to a goal. ▪ Streamline policy language.	LU-5 Coordinate with the Peninsula School District to locate and develop new schools and provide existing schools with essential public services.

Previous Plan Content	Rationale for Change	Recommended Content
a) Coordinate with the Peninsula School District in a joint-planning process to consider capital facilities needs and requirements for school development and expansion, school site location decisions, joint use of playgrounds/recreational facilities, development of facility siting criteria and the development of a common data base for sharing.	Streamlined and reorganized.	LU-5.1 Coordinate joint planning processes with the Peninsula School District to consider: a) capital facilities needs and requirements for school development and expansion, b) school site location decisions, c) joint use of playgrounds/recreational facilities, d) development of facility siting criteria, and e) information sharing about planning needs.
b) Coordinate with the Peninsula School District for the siting of new and expanded educational facilities within the urban growth area. Consider the School District's Master Facility Siting Plan and Process for location and development of new schools and to ensure the availability of essential urban services as needed or required.	Streamlined. Note that this is similar to the previous policy.	LU-5.2 Coordinate with the Peninsula School District about planning for new and expanded educational facilities within the urban growth area.
c) Encourage the development of a broad tax base through the appropriate land-use planning process for the siting and development of significant revenue generators such as new or expanded businesses and employment centers and retail sales/services.	Reorganized and consolidated with the following policy.	LU-5.3 Promote the fiscal sustainability of school budgets by protecting existing revenue sources such as property taxes and impact fees and exploring new revenue sources and grant funding.
d) Consider the development and implementation of an impact fee schedule to offset the costs of new development on school district services. Adopt an interlocal agreement with the Peninsula School District which defines a process and implementation of an impact fee collection and disbursement program.	Impact fees are already in place.	[removed]
e) Provide for safe pedestrian linkages between neighborhoods and schools.	Edited for clarity.	LU-5.4 Plan safe pedestrian linkages and routes to schools from residential neighborhoods.

Previous Plan Content	Rationale for Change	Recommended Content
2.4: PROTECT AND MAINTAIN GROUNDWATER QUALITY AND QUANTITY USED FOR PUBLIC WATER SUPPLIES. Provide an adequate supply of potable water to the city residents and allocate sufficient resources to assure continued supply of groundwater in the future. Require new developments within the urban area to connect to city water as it becomes available for the area. Minimize the impact of on-site septic systems by requiring new development within the urban area to be served by city sewer.	▪ Edited to break out the goal and individual policy actions. ▪ Note that this is somewhat redundant with policies in the Environment and Capital Facilities Elements, and has been refocused to acknowledge this.	LU-6 Protect and enhance groundwater availability and quality through land use protections.
2.4.1. Aquifer Recharge Area and Site Suitability	▪ Removed to consolidate policies.	[removed]
a) Avoid siting industry or uses which pose a great potential for groundwater contamination in those areas which are considered as critical aquifer recharge areas.	▪ Streamlined.	LU-6.1 Avoid siting industrial uses that pose a risk of groundwater contamination in critical aquifer recharge areas.
b) Employ innovative urban design through flexible performance standards to permit increased structure height with decreased impervious coverage to maintain and enhance groundwater recharge.	▪ Streamlined.	LU-6.2 Provide incentives for innovative development that reduces impervious coverage to maintain and enhance groundwater recharge.
2.4.2. Adequate Wastewater Treatment and Potable Water Supplies	▪ Streamlined to break out the subbullets.	[removed]
a) Provide for the expansion of the City's wastewater treatment plant to accommodate anticipated twenty-year growth within the urban growth area to minimize or avoid the potential impact to groundwater supplies from on-site septic systems.	▪ This should be combined; capital facilities are not covered in this Element.	LU-6.3 Address the impacts of on-site septic systems on groundwater quality and minimize or avoid new sources of contamination.
b) Discourage the continued use of sub-surface sewage disposal (on-site septic systems) within the urban growth area.	▪ This has been combined with the above.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
c) Coordinate with other agencies and water purveyors in developing a plan for the consolidation of small water systems within the urban growth area into the municipal water system.	▪ This should go into the utilities section.	[removed]
2.5: PROTECT AND ENHANCE SURFACE WATER QUALITY AND MANAGE FLOWS TO PRESERVE ENVIRONMENTAL RESOURCES	▪ Pivot to specifically address land use in this section and avoid redundancies as previously noted.	LU-7 Protect and enhance surface water quality through land use protections.
2.5.1. Adequate Provisions for Storm and Surface Water Management. Maintain and implement the City's Stormwater Comprehensive Plan to ensure consistency with State and federal clean water guidelines, to preserve and enhance existing surface water resources, to eliminate localized flooding, and to protect the health of Puget Sound.	▪ Reorganize this policy to make it more readable.	LU-7.1. Implement and update the City Stormwater Comprehensive Plan to: a) ensure consistency with State and federal clean water guidelines, b) preserve and enhance existing surface water resources, c) eliminate localized flooding, and d) protect the health of Puget Sound.
2.5.2. Support Low Impact Development methods to manage stormwater runoff on-site. Establish a review process and toolkit of Low Impact Development (LID) techniques for use in public and private development to reduce or eliminate conveyance of stormwater runoff from development sites. Allow and encourage alternative site and public facility design and surface water management approaches that implement the intent of Low Impact Development.	▪ Reorganize this and provide additional policies based on splitting these considerations.	LU-7.2. Support Low Impact Development (LID) methods to reduce or eliminate stormwater runoff on-site, and provide a review process and informational materials to promote these options for local development.
	▪ Split from the previous policy.	LU-7.3 Allow and encourage alternative site and facility design and surface water management approaches to implement the intent of LID.

Previous Plan Content	Rationale for Change	Recommended Content
2.6: OPEN SPACE/PRESERVATION AREAS. Define and designate natural features which have inherent development constraints or unique environmental characteristics as areas suitable for open space or preservation areas and provide special incentives or programs to preserve these areas in their natural state.	Streamlined to remove significant detail and reorient some components of this into the Environment Element.	LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs.
2.6.1. Critical Areas	Remove title.	[removed]
a) Designate the following critical areas, using the best available science, as open space or preservation areas: - Slopes in excess of twenty-five (25) percent. - Sidewalls, ravines and bluffs. - Wetlands and wetland buffers. - Fish and wildlife habitat protection areas. - Critical aquifer recharge areas - Frequently flooded areas	This should be removed and reoriented to the Environment Element.	[removed]
b) Restrict or limit development or construction within open space/preservation areas using the best available science but provide a wide variety of special incentives and performance standards to allow increased usage or density on suitable property which may contain these limitations.	- Rewrite this to focus on the intent, and avoid conflicts with other density policies. - Incentives consolidated with below.	LU-8.1 Restrict or limit development within designated open space/preservation areas using best available science.
c) Encourage landowners who have land containing critical areas to consider utilizing the resources of available land preservation trusts as a means of preserving these areas as open space.	Revised and streamlined.	LU-8.2 Encourage land preservation trusts as a long-term approach to manage private areas as open space.

Previous Plan Content	Rationale for Change	Recommended Content
d) Consider the adoption of "existing use zoning" districts as an overlay for the protection and maintenance of environmentally unique or special areas within the urban growth area. Areas for consideration of this special type of district are as follows: The Crescent Valley drainage from Vernhardson Street (96th Street NW) north to the UGA boundary.	This has a lot of uncertainty in the description and intent. Best to remove this since there does not appear to be this type of overlay in the Code.	[removed]
2.6.2. Incentives and Performance	Combined and streamlined, and title removed.	
a) Provide bonus densities to property owners that allow them to include the preservation area as part of the density-bonus calculation.	Combined with next to consolidate these considerations.	LU-8.3 Provide bonus density incentives, transfers of development rights, and flexible site development requirements to help preserve private open space while supporting the ability to use the property where possible.
b) Provide a variety of site development options which preserve open space, but which allow the property owner maximum flexibility in site design and construction.	Consolidated with the previous policy.	[removed]
2.6.3. Acquisition of Quality Natural Areas. Consider the purchase of natural areas which are of high quality and which the public has expressed a clear interest in the protection and preservation of these areas.	- Note that this should be going into the PROS element, but can be noted here. - Reorganized and streamlined. Note that this should be done in alignment with the PROS Plan and not necessarily a "clear expression of interest" by the public, aside from what was expressed in the Plan.	LU-8.4 Explore the acquisition of high-quality natural areas that can help to achieve the city's environmental and recreational goals.
2.7: EFFECTIVE LAND USE MANAGEMENT. Establish a planning review document and process which recognizes local needs, and which effectively coordinates development efforts between city departments and County/State agencies.	Reorganize and streamline. Note that the intent of this section has been slightly shifted, and new policies have been added to supplement the goal.	LU-9 Organize effective land use and development planning review processes and coordinate across different city departments and with external government agencies.
	Included to support goal.	LU-9.1 Support ongoing improvements to permitting processing times and coordination and information sharing with potential applicants.

Previous Plan Content	Rationale for Change	Recommended Content
	▪ Included to support goal.	LU-9.2 Encourage coordination across city departments and with outside utility districts and other agencies to reduce challenges with land use and development planning review processes.
2.7.1. Planning Unit Boundaries	▪ Removed as vague and awkward.	[removed]
a) Define planning units which are based upon like land uses and activities.	▪ Removed as vague and awkward.	[removed]
b) Delineate planning unit boundaries using natural features, roads or other physical improvements.	▪ Removed as vague and awkward.	[removed]
c) Identify critical transition areas or points of conflict with adjacent or incompatible planning units.	▪ Removed as vague and awkward.	[removed]
d) Resolve conflict or compatibility issues through a neighborhood planning process and employ transitional uses for consideration in future development reviews.	▪ Reorganized.	LU-9.3 Resolve land use conflicts and compatibility issues through robust neighborhood planning and engagement processes.
2.7.2. Inter-local Coordination of Urban Growth Areas with Pierce County	▪	[removed]
a) Coordinate with Pierce County to update the existing agreement (Pierce County Resolution 95-96) for management and processing of land use planning within the associated UGAs of the City of Gig Harbor.	▪	LU-9.4 Coordinate with Pierce County on the management and processing of land use development applications within the Gig Harbor urban growth areas.
2.8: PROVIDE LAND USE SITE DEVELOPMENT FLEXIBILITY.	▪ This should be reorganized under the section that includes the description of the PCD above, and this entire section should be removed.	
2.8.1. Planned Community Development. Permit greater variety and diversification in the relationships between buildings, opens spaces and uses and encourage the conservation and retention of historical and natural features.	▪ Removed/consolidated with PCD section above.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
a) Promote site development flexibility for properties which have long-term development plans, which are suitable for a variety of intensity and density of developments and which commit to incorporating innovative design concepts.	▪ Removed/consolidated with PCD section above.	[removed]
b) Establish land use allocations for a planned community development which achieve a reasonable and harmonious development pattern.	▪ Removed/consolidated with PCD section above.	[removed]
c) Emphasize site suitability respective to natural constraints to encourage development which is sensitive to natural systems.	▪ Removed/consolidated with PCD section above.	[removed]
d) Recognize the interdependency and linkage between employment and housing in a planned community development. Provide for a range of housing types and tenures which are affordable to the anticipated job-market which will be created in a planned community development.	▪ Removed/consolidated with PCD section above.	[removed]
e) Encourage the Planned Community Development concept for large single or combined ownerships which currently exist in an undeveloped state and which have long-term potential for balanced growth which is beneficial to the community as a whole.	▪ Removed/consolidated with PCD section above.	[removed]
f) Review proposed expansion plans, including height, mass, traffic, noise and other characteristics, for residential neighborhood compatibility.	▪ Removed/consolidated with PCD section above.	[removed]
g) Discourage proposals or uses which do not fit the scale of a neighborhood or which can do harm to the residential integrity of the neighborhood.	▪ Removed/consolidated with PCD section above.	[removed]
2.8.2. Land Use Map	▪ Streamlined and consolidated with 2.2 as relevant.	[removed]
a) Maintain a coded map overlay which designates the preferred future developed state of the planning area.	▪ This has been consolidated with the discussion of the Land Use Map in 2.2.	[removed]

Previous Plan Content	Rationale for Change	Recommended Content
b) Define suitable/capable/serviceable areas respective to critical natural areas, urban forms, neighborhoods and special districts, planning units and special units and proposed categories of land use.	▪ This appears to be redundant with other provisions.	[removed]
c) Develop or refine implementing ordinances, programs, proposal and projects which conform to the intention of the land use plan.	▪ Consistency with RCW 36.70A.070 – include as part of 2.2 above. Note that this will be redundant with implementation policies.	[removed]
d) Periodically update the plan not more than once per year to reflect social and community changes, opportunities and desires.	▪ This should be included in the Implementation policies only.	[removed]
2.9: PROMOTE URBAN PLANNING APPROACHES THAT INCREASE PUBLIC HEALTH AND PHYSICAL ACTIVITY. Promotion of physical activity cannot be addressed through land use alone but only through a ‘complete package’ of planning approaches involving trails, parks, human scale community design, food systems, transportation, and environment. These approaches should be utilized in conjunction to provide a framework for places that provide enjoyable, accessible, opportunities which support physical day-to-day activity.	▪ Move deleted content to discussion.	LU-10 Develop urban plans and policies that promote public health and encourage physical activity.
2.9.1. Encourage and support development and site improvements which provides direct pedestrian and bicycle connections between residential neighborhoods, schools, and commercial areas including safe and functional provisions such as sidewalks, paths, bike lanes, and bicycle racks.	▪ Edited for clarity.	LU-10.1 Support development that creates non-motorized connections between residential neighborhoods and community destinations with sidewalks, paths, bike lanes, and other facilities.

Previous Plan Content	Rationale for Change	Recommended Content
2.9.2. Internal pedestrian circulation systems shall be provided within and between existing or redeveloping commercial, multifamily or single-family developments, and other appropriate activity centers and shall conveniently connect to frontage pedestrian systems and future transit facilities.	▪ Edited for clarity. ▪ Divide these policies for clarity.	LU-10.2 Require internal pedestrian circulation systems for new and existing commercial, multifamily and single-family developments, and other activity centers.
	▪ Split from previous section.	LU-10.3 Ensure connections between non-motorized transportation systems and current and future transit facilities.
2.9.3. Coordinate non-motorized improvements to promote continuous trails, waterways, and bike paths.	▪ Consistent with RCW 36.70A.070(1)	LU-10.4 Coordinate non-motorized transportation infrastructure improvements to promote a continuous network for the city.
2.9.4. Collaborate with organizations and volunteers in public education and/or activity programs to promote use and safety of non-motorized transportation.	▪ Simplified this policy.	LU-10.5 Collaborate with other agencies to promote the safe use of non-motorized transportation.
2.9.5. Encourage the retention and development of attractively designed small to medium scale neighborhood markets that offer convenience goods, healthy choices, and services for the daily needs of nearby neighborhoods, which can also serve as gathering places.	▪ Simplified this policy.	LU-10.6 Support smaller-scale neighborhood convenience retail in neighborhoods to meet the daily needs of nearby residents and provide gathering places for the community.
2.9.6. Allow and encourage higher density residential areas close to commercial centers, shops, parks and services.	▪ Minor edits.	LU-10.7 Encourage higher-density residential areas close to commercial centers, shops, parks and services.
2.9.7. Consider the use of a Health Impact Assessment when developing and evaluating planning projects to identify possible impacts of projects on community health.	▪ Change this orientation of this policy to make it more obligatory but provide discretion about its application.	LU-10.8 Require a Health Impact Assessment for projects that may result in significant effects on community health.

2 Land Use

2.1 Introduction

The Land Use Element is a comprehensive tool that is used by Gig Harbor to plan for the future. Its function is to coordinate urban development and expansion to achieve the right balance growth in housing, businesses, governmental services, recreational amenities, and other aspects of city life. This Element includes a detailed map that shows different land use categories across the city's Urban Growth Area, as defined under the framework of the Growth Management Act (GMA).

Most of the other components of the Comprehensive Plan overlap with the Land Use Element, and provide additional details beyond what is provided here. Particular elements of relevance include:

- The Harbor, with respect to a vision for the city's downtown area that includes discussions of appropriate land use.
- Housing, which provides more details about residential needs and growth targets over time.
- Economic Development, which indicates the needs of businesses in the city, including areas for growth and expansion for business retention and recruitment programs.
- Parks, Recreation, and Open Space, which highlights facilities in the city used for active and passive recreation, environmental preservation, and other community purposes.

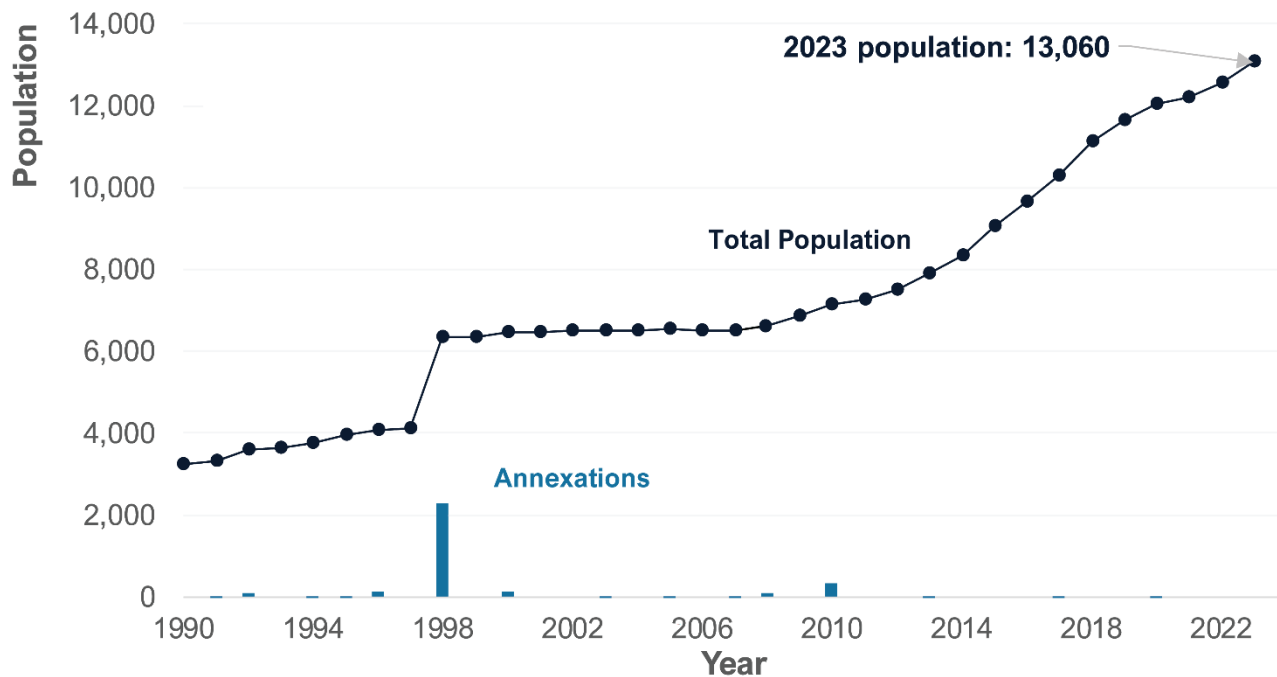
The land use goals and policies in this Element are strategies primarily focused on supporting sustainable, efficient, and desired development patterns within the City and serve as a guide for uses considered appropriate for the areas so designated. The implementation of the Comprehensive Plan is primarily through the development regulations adopted by the City of Gig Harbor, which provide the necessary and desired performance standards for the uses allowed within each respective zoning designation.

In addition to the policies, this Element includes discussions of distinct components of local land use planning:

- Land use targets for Gig Harbor, including detailed housing targets for the community overall.
- The Future Land Use Map and individual designations for land use areas under the Comprehensive Plan.
- Areas of interest for planning in the city.

2.2 Land Use Targets

The growth of Gig Harbor over time has been linked to progressive expansion of the incorporated areas of the city. Exhibit 2-1 provides a retrospective look at the historical population of the city, with notations regarding how population has increased with annexations over time.

Exhibit 2-1. Historical Population of Gig Harbor, 1990–2023.

Source: Washington State Office of Financial Management, 2024.

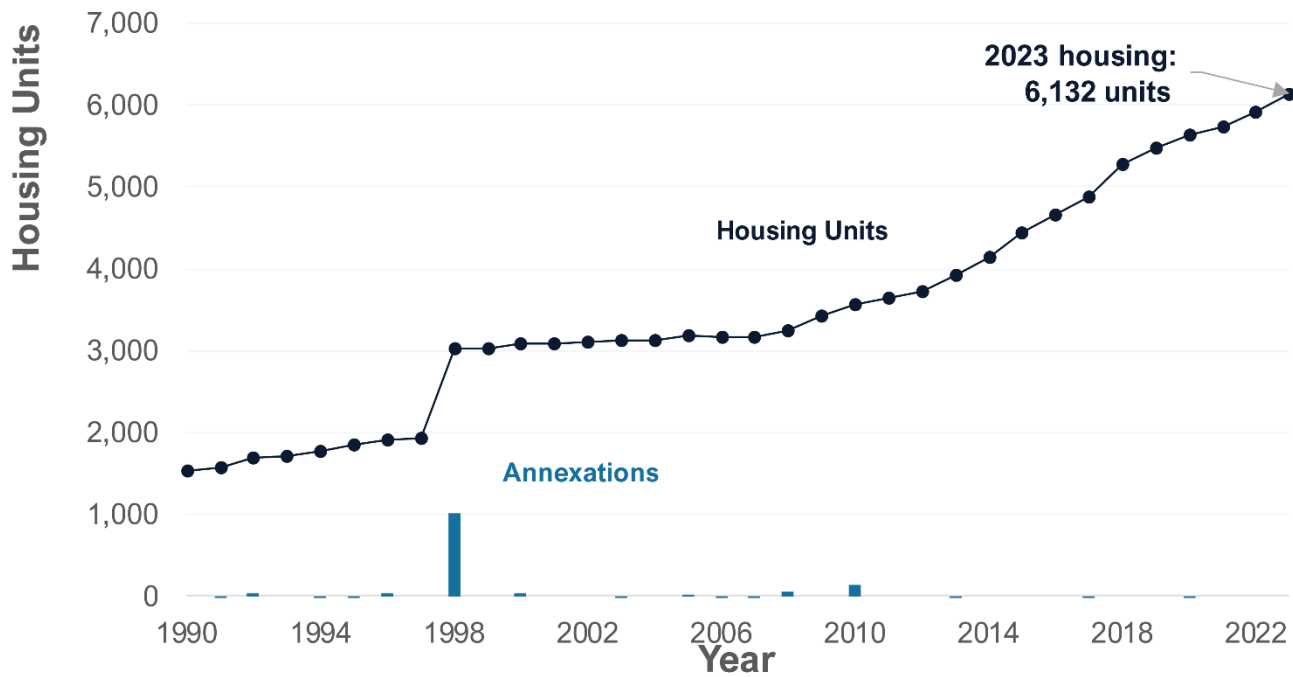
The population of the city as of April 1, 2023, was 13,060. This has experienced several changes, with major annexations occurring in the late 1990s which added a considerable amount of population within the city's corporate boundaries. While growth in the city in general into the early 2000s was minimal, recent population growth has significantly outpaced earlier trends: since 2015, the population has grown by over 44%, with an average growth rate of 4.5% per year.

Housing growth has also experienced similar increases. Exhibit 2-2 provides growth trends in housing over a similar period, with comparable increases in housing due to annexations and growth since the early 2010s. Total housing unit counts in Gig Harbor have a general increase of over 38% since 2015, with an average increase of about 4.1% per year. This suggests that the amount of housing is growing at a slightly slower pace than population, likely due in part to slight increases in household sizes in the community.

Local employment has also experienced significant targeted growth. Exhibit 2-3 provides statistics on "covered employment" from the PSRC from 2012 to 2022, which includes all workers in the city covered under unemployment insurance. While this measure does not include workers such as sole proprietors and railroad workers, this can still highlight several major trends.

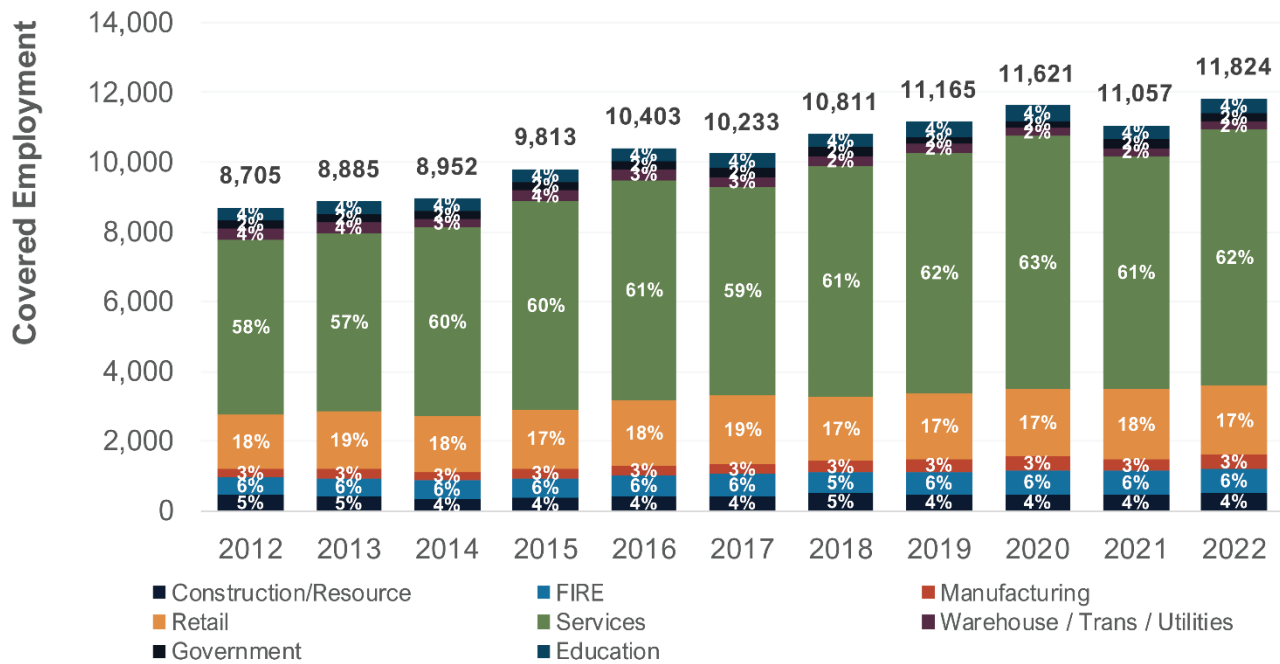
According to these estimates, covered employment in Gig Harbor equaled 11,824 workers in 2022. It is important to note, however, that there has been a significant increase in local employment between 2012 and 2022, with an average increase of 3.2% per year on average. Services presents the largest proportion of local employment and absolute growth, with about 62% of total local employment in 2022 and a growth in employment of 2,320 workers between 2012 and 2022 for an average growth rate of 3.9% per year.

Exhibit 2-2. Historical Housing Unit Totals for Gig Harbor, 1990–2023.



Source: Washington State Office of Financial Management, 2024.

Exhibit 2-3. Covered Employment for Gig Harbor, 2012–2022.



Source: Washington State Office of Financial Management, 2024.

This context for population/housing and employment is explored in more depth in the Housing and Economic Development sections, respectively. However, these have been important in the development of growth targets for the city.

Targets for growth between 2020 and 2044 have been identified by Pierce County through Ordinances [2022-46s](#) and [2023-22s](#). These growth targets have been informed by two major policy considerations:

- Compliance with the [PSRC VISION 2050 Regional Growth Strategy](#), which specifies both broad targets for growth at the County level and specified targets by community type.
- Fulfillment of state requirements under RCW [36.70A.070\(2\)\(c\)](#) to provide sufficient capacity to meet housing needs for moderate, low, very low, and extremely low-income households.

Under these requirements, Pierce County has provided the housing growth allocations shown in Exhibit 2-4 for Gig Harbor for the 2020–2044 period. These allocations are based on “area median income” for Pierce County, which is the projected median income assumed for a family of four that is typically used in housing affordability measures. This also includes the general types of housing that are assumed to meet the needs of these households over time.

Exhibit 2-4. Gig Harbor Housing Growth Targets, 2020–2044.

Target Category	Target Units	Type of Housing
Extremely low-income (0–30% AMI)		
<i>Permanent supportive housing</i>	156	Low- and mid-rise apartments that include rental assistance and supportive services for residents, often serving as rapid re-housing for chronically homeless individuals.
<i>Other housing units</i>	115	Low- and mid-rise apartments, potentially with significant public support/subsidies.
Very low-income (30–50% AMI)	165	
Low-income (50–80% AMI)	131	Low- and mid-rise apartments and condos, including ADUs.
Moderate-income (80–100% AMI)	56	Moderate “middle” housing, including plex and townhome development
Moderate-income (100–120% AMI)	51	
Higher income (120% of more)	218	Low-density detached single-family homes
Total Housing Units	892	

Source: Pierce County, 2023; WA Department of Commerce, 2023.

In addition to these targets on housing, the city is also committed to accommodating an additional **2,200 residents** and **2,747 jobs** in the city based on the targets provided under Ordinance [2022-46s](#).

2.3 Future Land Use Map

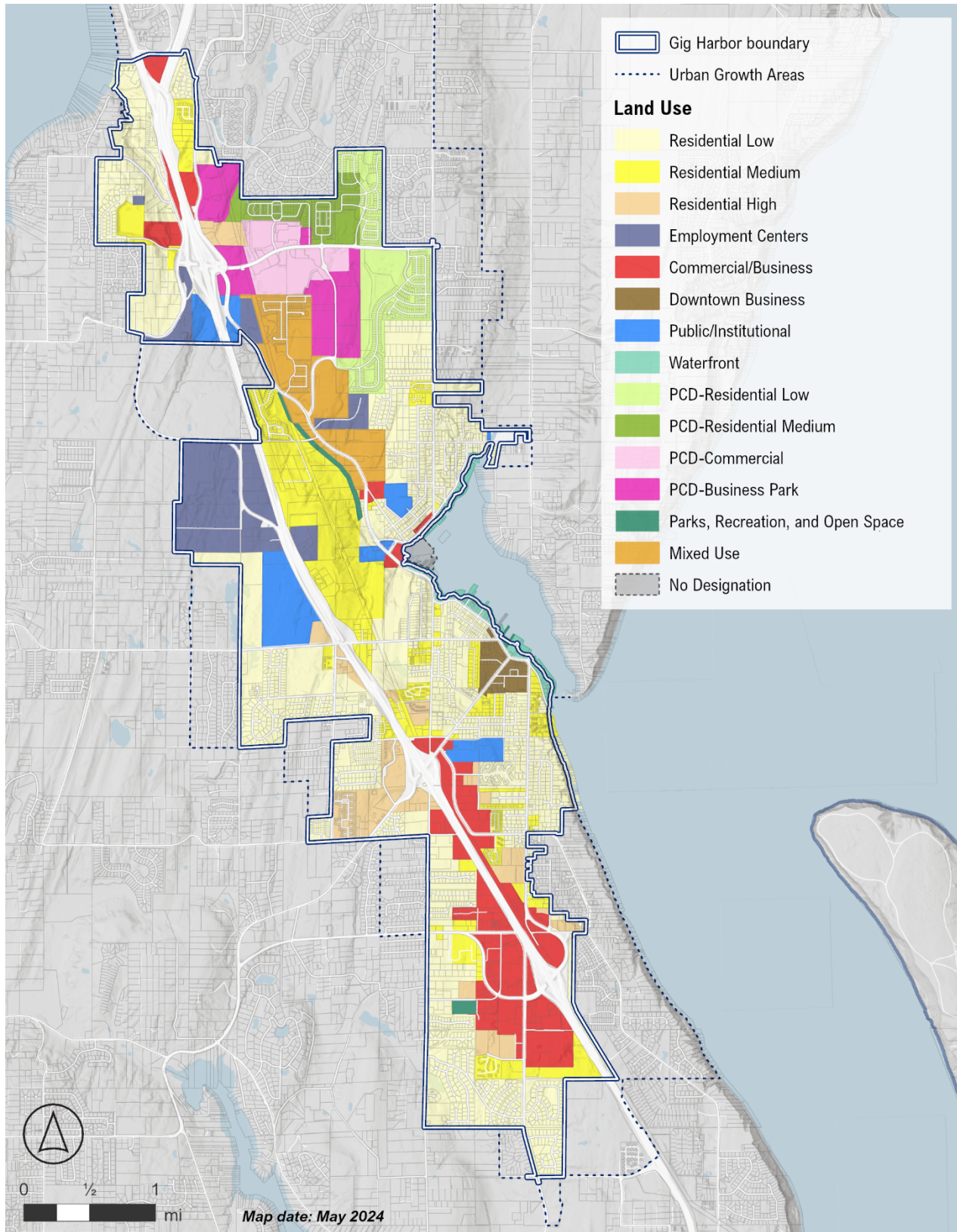
The Future Land Use Map for the City of Gig Harbor is intended to provide a vision for the expected land uses that will be found in the city over the next 20 years. The following Exhibits provide an understanding of the implications of this Map for future development:

- Exhibit 2-5 presents the Future Land Use Map, delineating major categories of land use in the city for future guidance in zoning, development regulations, and infrastructure investments.
- Exhibit 2-6 provides more guidance on the meanings of the Future Land Use Map Classifications. In addition to short explanations about each land use area, this includes both the corresponding zoning districts associated with each area, and the expected residential and employment densities for these areas.
- Exhibit 2-7 provides the estimated housing and employment yields expected from the designations under the Future Land Use Map. These yields have been evaluated on the basis of previous work with the Buildable Lands reporting in Pierce County and provide a clear approach for meet targets identified in the Pierce County Countywide Planning Policies.

Key elements to highlight as part of this map and the associated land use policies include the following:

- **Meeting lower-income housing targets.** Based on the estimates updated from the Buildable Lands calculation sheets and the summary in XX, additional capacity for housing will be provided to meet the identified targets for lower-income housing options. However, this will likely be complicated by the significant remaining capacity in the city for single-family detached residential formats, as well as ongoing needs for financial support of lower-income projects.
- **Upzoning from the previous Plan.** The major consideration for policy updates to this Land Use Map from the previous Comprehensive Plan has been associated with meeting recent targets under the GMA. Although the previous Plan provided sufficient capacity overall to meet County targets, there is a need to incorporate more affordable, denser housing formats to meet needs at lower income bands in the market. This resulted in areas that were largely unchanged but incorporated more density to provide associated capacity.
- **The role of accessory dwelling units.** The use of accessory dwelling units (ADUs) as a means to achieve regional and countywide housing goals can be complex, which a topic elaborated on further in the Housing Element. Recent adjustments in state regulations about local ADU development as well as other housing types have potentially reshaped the ADU market and their viability to homeowners. However, it is challenging to predict the exact impact these units will have on meeting the city's housing objectives, especially as ADUs offer alternatives for home offices/workspaces, short-term rental arrangements, and housing options for children and seniors who would otherwise occupy the primary residence. As such, this Plan identifies that ADUs will likely be an important part of addressing housing needs, but that they may not be as reliable in meeting requirements for housing by household income level.

Exhibit 2-5. Future Land Use Map for Gig Harbor.



Source: Washington State Office of Financial Management, 2024.

Exhibit 2-6. Future Land Use Map Classifications.

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Residential Low. Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas.	R-1	4	N/A
Residential Medium. Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas, and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods.	RB-1 R-2	6–12	N/A
Residential High. Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood.	RB-2 R-3	12–32	N/A
Public/Institutional. Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.	PI	N/A	20
Employment Centers. Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.	ED	N/A	9
Commercial/Business. Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process.	C-1 B-1 B-2	12	20
Downtown Business. Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor.	DB	12	20

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Waterfront. Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.	WM WC WR	4	20
Planned Community Development:			
PCD Residential Low. Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.	PCD Neighborhood Business District, LCD Low Density Residential	4–7	10
PCD Residential Medium. Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.	PCD Neighborhood Business District, LCD Medium Density Residential	8–16	10
PCD Commercial. Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.	PCD Commercial	N/A	20–30
PCD Business Park. Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.	PCD Business Park District	N/A	20–30

Zone and Description	Districts	Target Residential Density (units/acre)	Target Employment Density (employees/acre)
Mixed Use. Areas that include a mix of commercial / employment, office, and multifamily uses. These areas are generally located along principal collector routes and serve a broader area, but are intended to support complete, walkable communities.	MUD Overlay	24–32	20
Parks, Recreation, and Open Space. These areas provide passive and active recreation opportunities through parks, recreation facilities, sports facilities, conservation areas, open space, and other city-owned property with comparable uses. These areas do not include private facilities. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth.	-	N/A	N/A

Exhibit 2-7. City of Gig Harbor 2044 Growth Targets and Available Capacity

Target Category	Type	Combined 2044 Target	Capacity + Pipeline*	Surplus/ Shortfall
Extremely low-income (0–30% AMI)	Higher density multifamily housing	567	574	+7
<i>Permanent supportive housing</i>				
<i>Other housing units</i>				
Very low-income (30–50% AMI)	Moderate density attached housing (plex/townhomes)	107	134	+27
Low-income (50–80% AMI)				
Moderate-income (80–100% AMI)				
Moderate-income (100–120% AMI)	Low density single-family detached	218	2,082	+1,864
Higher income (120% of more)				
Total Housing Units		892	2,790	+1,898
Employment		3,692	2,747	+945

* Note that “Capacity + Pipeline” includes development which has occurred since 2020.

2.4 Urban Growth Areas

A map of the Urban Growth Area for Gig Harbor is provided in Exhibit 2-8, and divided into individual subareas for more detailed assessments as part of the recent 2023 annexation study. This map also provides current zoning for parcels within and outside of the City for context.

These subareas within the UGA include the following locations:

38th Avenue

The 38th Avenue UGA is located to the southwest of the city and is about 78 total acres. The area is largely developed with single-family homes and a church. There may be stormwater and septic concerns in this area that would need to be addressed for future development.

Bujacich

This area is about 176 acres, with most of the UGA incorporating the Washington Corrections Center for Women (operated by the state) and McCormick Forest Park (managed by PenMet). The primary reason for including this area in the UGA is to allow for servicing of the Corrections Center, although there are some minor commercial uses close to Bujacich Rd and 54th Ave. The area is largely built out, however, with few opportunities to accommodate additional growth.

Burnham Drive

The Burnham Drive UGA is the smallest of the UGAs surrounding Gig Harbor. It includes about 18 acres across five parcels and includes an auto repair garage and some single-family housing. Note that this unincorporated area is largely surrounded by the city and has no access points managed by the county, which challenges service delivery on these sites.

Canterwood

The Canterwood UGA includes about 753 total acres, with most of the area consisting of a master-planned community anchored by the Canterwood Golf & Country Club. This area represents the largest UGA, both in terms of area and number of housing units. The master-planned community is largely built out, although there is a small amount of vacant land located just outside of the planned community.

Madrona Links

The Madrona Links UGA includes a total of about 119 acres, with 95 acres consisting of the Madrona Links public golf course run by PenMet. The southeast corner of the UGA includes 55 townhomes adjacent to the golf course. This area is completely built out, with no developable sites in the UGA.

Peacock Hill

The Peacock Hill UGA is located to the northeast of the city, and includes two smaller disconnected portions to the south close to Vernhardson St. This area is about 483 acres and includes two churches, the Canterwood Homeowners Association facilities, and largely residential development in other locations. This area also includes a considerable amount of vacant and underutilized land that could be used for future development.

Point Fosdick

The Point Fosdick UGA contains approximately 41 acres and is located south of the city along Point Fosdick Drive. This area is split between two non-adjacent portions, with the northwest area consisting of a built-out low-density residential area of around 23 acres, and about 13 acres to the southeast consisting of vacant land currently zoned as “Neighborhood Center” by Pierce County. Note that this vacant land is not provided with a land use designation under the Gig Harbor Comprehensive Plan.

Purdy

The Purdy UGA is approximately 338 acres, and it includes Peninsula High School and Purdy Elementary, managed by the Peninsula School District. The city’s primary interest in this area is providing sewer services. There is a utility facility found here (Peninsula Light Co.), as well as a mix of commercial and residential uses. While there are some vacant lands that could be developed, challenges with stormwater drainage and fire flows would make it difficult to use these areas.

Reid Road

The Reid Road UGA is approximately 339 acres, with a neighborhood that consists mostly of single-family housing, with a small amount of multi-family housing. While there are some remaining parcels, the area is largely built out. This area is not currently serviced by sewer and lift stations would be required to extend services out to the neighborhood.

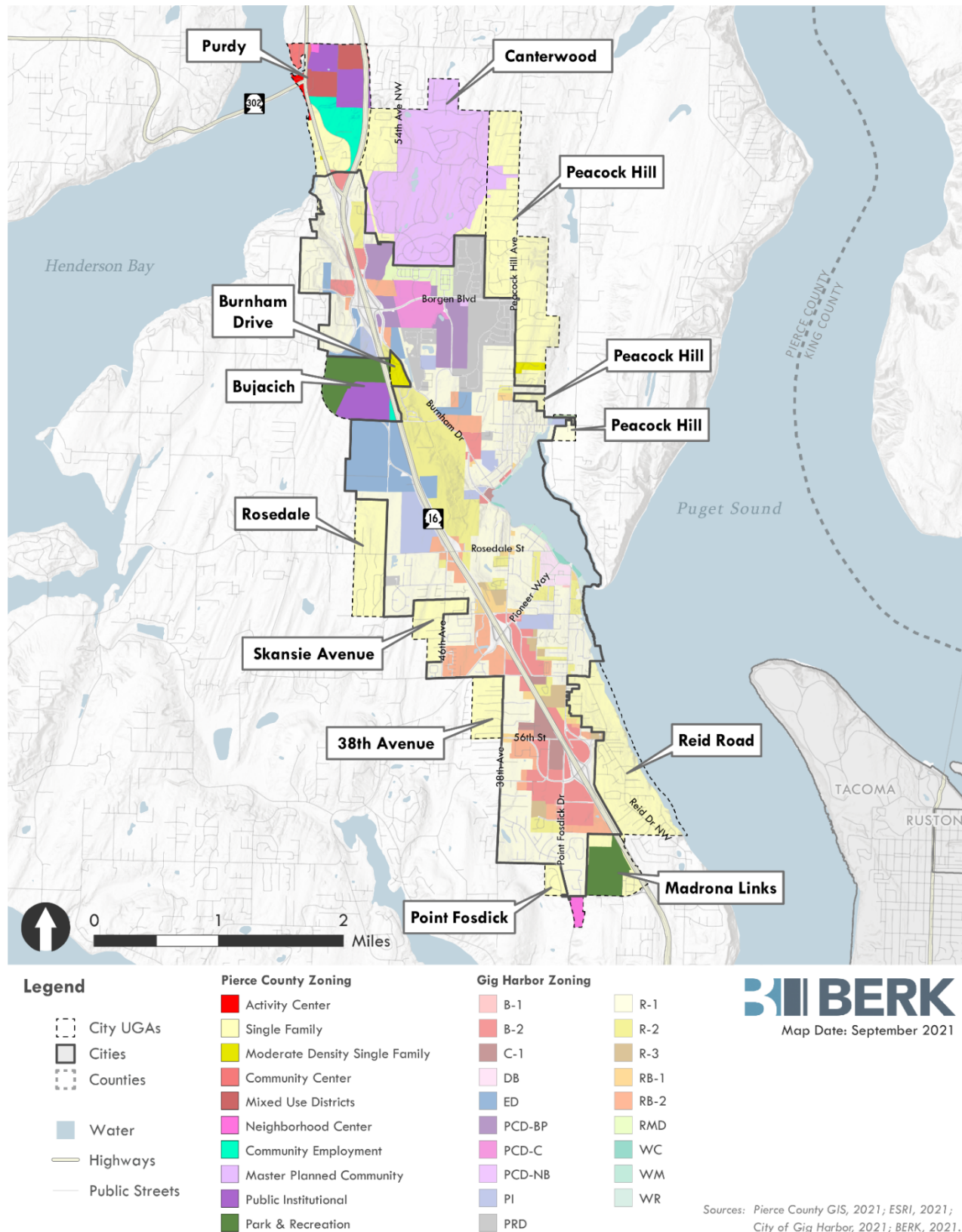
Rosedale

The Rosedale UGA is found on the western boundary of the city. It includes about 153 acres of largely single-family housing development. There are some sites for infill and development within this UGA, although wetlands and critical areas may complicate further development in many locations.

Skansie Avenue

The Skansie Avenue UGA is located on the southwestern edge of the city, and separates the administration of Skansie Ave. It is about 78 acres and includes mostly single-family homes. There may be opportunities for infill development, but the potential for new construction in this area is low due to the current lot layout. Additionally, portions of this area may not currently be serviced by city sewer.

Exhibit 2-8. Gig Harbor Urban Growth Areas.



Source: City of Gig Harbor, 2023.

2.5 Centers of Local Importance

Centers of Local Importance (CoLI) in the city provide local centers that can encourage compact, pedestrian-oriented development with a mix of uses that can both support a neighborhood and encourage visitors to come to the neighborhoods to enjoy local amenities.

At present, the city has five CoLIs in place in local policy (see Exhibit 2-9):

Westside

Westside functions as a focal point for both local and regional retail, being the area zoned for the most intense commercial activities within Gig Harbor. Thoughtful in-fill development paired with pedestrian and bicycle-friendly amenities can continue to elevate the existing compact, walkable environment in this area.

The integration of mixed-use projects and multi-family residential housing within and near this center should be an ongoing focus, as it provides a smooth transition to the less densely populated single-family residences beyond the center's boundaries. The center already offers pedestrian and bicycle routes which should be enhanced, encouraging people to comfortably choose walking or cycling as their preferred mode of commute.

Gig Harbor North

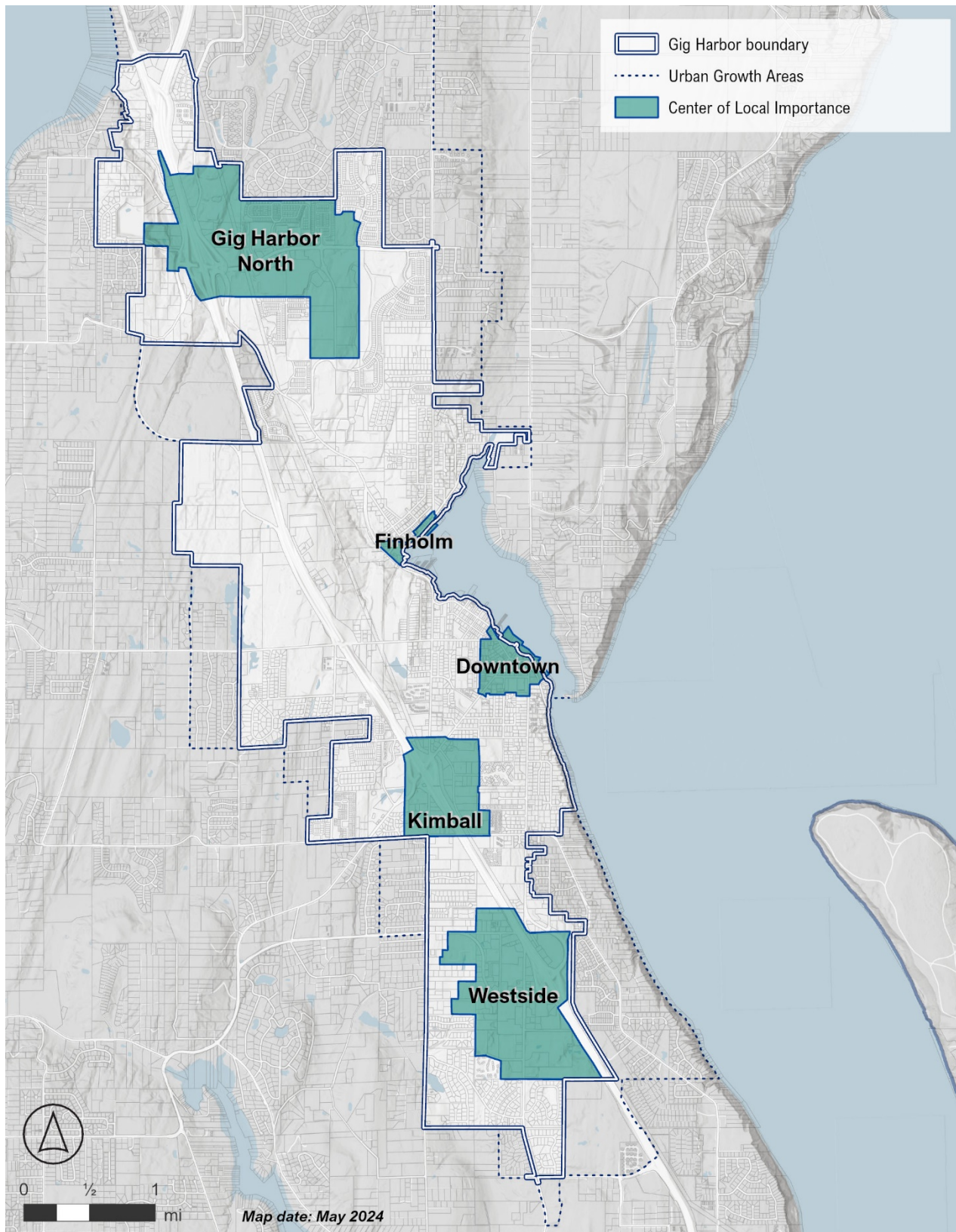
Gig Harbor North addresses the large-scale retail demands of the surrounding area through power center / “big box” retail development. It also includes St. Anthony's Hospital and the YMCA, both major local employers and service providers within this center and in the city as a whole. Pocket parks serving as amenities for pedestrians are integral to the area's identity and must be preserved as part of its character as development progresses.

Gig Harbor North also supports higher density single-family residential development, leveraging pedestrian pathways for easy access between central activities and homes. The area also features the Cushman Trail, a regional trail that cuts through the center. This trail provides pedestrian and non-motorized connectivity to the Westside CoLI and enhances the area's connectedness and accessibility.

Downtown

Downtown includes the Downtown Business area, which is adjacent to the Waterfront land use area and incorporates a single plot with an RB-1 zone designation. It serves as a community hub, hosting weekly community events at Jerisich Park mainly during the summer and autumn months, and provides some local retail and services for residents and visitors. Pedestrian accessibility and seasonal transit options enhance both the role of this area to attract tourism and the ability to provide a defined center for city culture. This area is discussed further in The Harbor Element.

Exhibit 2-9. Gig Harbor Centers of Local Importance.



Source: City of Gig Harbor, 2024.

Finholm District

The Finholm District is a smaller community hub with a variety of dining options, convenience retail, personal services, and other small-scale shopping options. It is bordered by the Bay on one side, and low-density residential on other areas surrounding Finholm. Important features of this area include the Harbor History Museum and the daylighted Donkey Creek. Note that the Harbor Element covers the Finholm District as well as the Downtown CoLI..

Kimball

Kimball includes several major features in the community that make it a distinctive neighborhood: a mix of high-density residences, affordable housing options, senior living facilities, a campus of Tacoma Community College, the Gig Harbor Civic Center, a Pierce Transit park-and-ride facility, and a hotel. These public amenities also support significant pedestrian activity in the area. As most of the commercial services are located in strip malls, this neighborhood also has the potential for new redevelopment projects to increase density and activity.

In addition to its land uses, Kimball plays a pivotal role as a transportation hub and connection for car traffic and public transit for the wider Gig Harbor Peninsula. The central park-and-ride facility, located near State Route 16, positions this CoLI with potential to be a major multi-modal service hub. The proximity of SR-16 may also pose future challenges associated with traffic congestion, however, including for vehicles bound for unincorporated communities in Pierce and Kitsap Counties. Future transportation investment may be required in the area to address these considerations.

2.6 Goals and Policies

- **LU-1 Ensure sufficient supplies of developable land to meet identified growth targets through efficient development.**
- LU-1.1 Allocate high density/intensity urban development to lands capable of efficiently supporting urban uses while presenting the fewest environmental risks.
 - LU-1.2 Where possible, allocate urban development onto lands which are suitable and do not provide substantial social and environmental benefits if left undeveloped.
 - LU-1.3 Where possible, locate high-intensity urban uses away from sensitive sites with significant archaeological, historical, cultural or special social significance.
 - LU-1.4 Allocate urban uses to areas that can be effectively serviced by roads, sewer, water, storm drainage and other basic urban utilities and transportation facilities.
 - LU-1.5 Consider existing urban growth areas capable of being supported by urban levels of services within the next 20 years when planning for long-term strategies for growth.
 - LU-1.6 Review the urban growth areas and associated policies at least once every five years, considering:
 - a) projected populations,
 - b) infrastructure capacity,
 - c) patterns of development,
 - d) land suitability,
 - e) possible benefits of city-regulated development, and
 - f) potential impacts on environmentally sensitive areas.
 - LU-1.7 Monitor developable land capacity within the city using methods consistent with the Pierce County Buildable Land Program.
 - LU-1.8 Ensure sufficient capacity within the city to accommodate the following net growth by 2044:
 - a) 6,642 housing units,
 - b) 14,229 residents, and
 - c) 15,602 jobs.
 - LU-1.9 Ensure the consistency of city policies with PSRC VISION 2050 and Pierce County Countywide Planning Policies.

LU-1.10 Establish priorities to manage the phasing of growth, plan for and provide orderly and reasonable extension of services, and ensure the proper timing of acceptable development.

LU-1.11 Centers of Local Importance (CoLIs) are designated local centers that support:

- a) Compact, pedestrian-oriented development with a mix of uses.
- b) Diverse amenities and service offerings.
- c) A variety of high- and medium-density housing options.
- d) Focal points and gathering spaces for the community and region.

Each of the City's identified CoLIs may serve a specific purpose to the City residents as well as residents of the greater Gig Harbor Peninsula.

► LU-2 Define a pattern of urban development which is recognizable, provides community identity, and supports local values and opportunity.

Urban Form

LU-2.1 Support a harmonious relationship between the natural environment and urban and rural land uses.

LU-2.2 Support the architectural and visual character that makes the city and neighborhoods distinctive and unique.

LU-2.3 Maintain the older, historical development pattern of the downtown area, and integrate the downtown with newer developments outside the downtown.

Neighborhood Planning

LU-2.4 Coordinate the planning of transitional land uses, buffers, and open space to define and protect neighborhoods and other planning areas.

LU-2.5 Encourage and promote local participation in neighborhood planning for public improvements, land use, and other planning concerns.

Generalized Land Use Categories

LU-2.6 Maintain a Comprehensive Land Use Plan Map showing city limits, urban growth areas, and generalized land use classifications that establish various uses within the city. These land use designations include the following:

- a) **Residential Low.** Lower-density residential uses, primarily single-family detached housing on larger lots. Supportive community services such as schools and parks are allowed in these areas.
- b) **Residential Medium.** Medium-density residential uses, primarily single-family and duplex residential. These areas may provide a transition to higher density from Residential Low areas,

and may include limited business, personal and professional services or businesses which would not significantly impact the character of residential neighborhoods.

- c) **Residential High.** Higher-density residential uses, including both multifamily and single-family options. These areas can provide a transition between Residential Low and Medium areas and higher-intensity mixed use and commercial. These areas may include certain supportive personal and professional services or businesses which would not significantly impact the character of the neighborhood.
- d) **Public/Institutional.** Public facilities located on dedicated campuses or larger sites. These can include schools, government facilities, correction centers, and essential public facilities.
- e) **Employment Centers.** Larger-scale employment uses that include major warehousing, industrial, commercial, and institutional activities, as well as supportive retail commercial.
- f) **Commercial/Business.** Retail and wholesale commercial, office, and mini-warehousing uses. Where appropriate, mixed-use residential may be permitted through a planned unit development process.
- g) **Downtown Business.** Moderate-intensity retail and office uses that support the traditional scale and character of downtown Gig Harbor. (Note that this area should be compatible with the Harbor Element in Chapter 3.)
- h) **Waterfront.** Mixed uses along the waterfront which are allowed under the City of Gig Harbor Shoreline Master Program which may include residential, marina, and commercial/retail uses.
- i) **Planned Community Development.** Neighborhood uses that are defined through more flexible planning that is responsive to site development options and compatible with the community's planning goals and interests. This designation includes several individual subcategories based on the uses within this area.
- j) **Mixed Use.** Areas that include a mix of commercial / employment, office and multifamily uses. These areas are generally located along principal collector routes and serve a broader area, but are intended to support complete, walkable communities.
- k) **Parks, Recreation, and Open Space.** Locations that provide passive and active recreation opportunities with parkland, recreation facilities, sports fields, conservation areas, open space, and other city-owned property with comparable uses. While these locations may include ancillary commercial uses such as snack bars, they are not envisioned as a substantial location for new growth. These areas do not include private facilities.

LU-2.7 Ensure that ordinances, programs, proposals, and projects conform to the intention of the Comprehensive Land Use Plan Map.

LU-2.8 Consider uses which have been approved by Pierce County prior to the adoption of this plan as legitimate conforming uses.

LU-2.9 Minimize the negative impacts of public and private developments on overburdened communities.

Planned Community Development

LU-2.10 Development under the Planned Community Development (PCD) designation is intended to support efficient long-term site development compatible with the community's planning goals and interests. These areas should generally meet the following requirements:

- a) A minimum gross area of at least 100 acres, largely in an undeveloped state with long-term potential for balanced growth.
- b) Allocations of land uses that balance residential, service commercial, and employment-oriented commercial uses in a reasonable and harmonious development plan that is sensitive to natural systems.
- c) Adequate provisions for parks, open spaces, schools, and other neighborhoods and regional amenities.
- d) Retention and conservation of historical and natural features, and integration of innovative protections into site design and development.
- e) Compatibility with the scale and uses of surrounding neighborhoods.
- f) Provision of a range of housing types and tenures that consider the expected housing needs resulting from new employment uses in the project.

LU-2.11 Provide regulatory flexibility for PCD areas which have:

- a) long-term development plans,
- b) suitability for a variety of intensities and densities of developments, and
- c) a commitment to incorporating innovative design concepts in site and building design and development.

LU-2.12 Land use sub-designations currently defined under PCDs include the following areas:

- a) **PCD Residential Low.** Residential development at 4–7 units per acre that allows unique and innovative residential development concepts; supports integration with both the broader community and important natural features and amenities; and encourages efficient patterns of development.
- b) **PCD Residential Medium.** Moderate-density residential development at 8–16 units per acre that supports high-quality affordable housing; a greater range of lifestyles and income levels; the efficient delivery of public services; and greater access to employment, transportation options, and shopping.
- c) **PCD Commercial.** Commercial development supporting service and retail uses with a focus on city-wide and regional consumers. These areas are intended to be focused on high-quality

design and integration with the natural environment. These areas may include residential uses as part of vertical mixed-use development.

- d) **PCD Business Park.** Commercial development supporting major employment uses such as technology research and development facilities, light assembly, and warehousing, business and professional office uses, corporate headquarters and other supporting enterprises. These areas may also include associated support service and retail uses.

Special Districts and Overlays

- LU-2.13 Establish special zoning districts, overlays, and other provisions as needed to manage areas with unique land use concerns such as pedestrian access, preservation of historical or cultural resources, or environmental sensitivity.
- LU-2.14 **Airport Overlay.** Areas that may be detrimentally affected by airport activities are designated under the Airport Overlay and regulated to limit nuisances and risk. These regulations shall balance the interests of residents and property owners with public safety considerations.
- LU-2.15 **Height Overlay.** Areas where buildings or structures may cross the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces” map are included in the Height Overlay to ensure that airport operations are protected from height hazards.

► LU-3 **Coordinate land use planning to support the Tacoma Narrows Airport and reduce the impacts of airport operations on the community.**

- LU-3.1 Support the continued growth and development of the general aviation airport facilities at Tacoma Narrows Airport as consistent with the Gig Harbor Comprehensive Plan and state and federal requirements.
- LU-3.2 Minimize incompatible land uses or the potential for incompatible development and consult with the Washington State Department of Transportation Aviation Division and Tacoma Narrows Airport on land use decisions that may impact the airport.
- LU-3.3 Ensure that zoning regulations consider federal and state requirements regarding those land uses and activities that may impede safe flight operations or contribute to public safety risks related to the airport.

► LU-4 **Provide for the development of high-quality residential neighborhoods with supporting amenities and public services.**

- LU-4.1 Promote a broad choice of housing types, locations, sizes, and tenures to meet local housing needs.
- LU-4.2 Encourage housing options that meet the needs of different household types and ages.
- LU-4.3 Promote and provide public services that meet the needs of the local community in a neighborhood.

- LU-4.4 Ensure that there is a minimum density of four dwelling units per acre in residential areas of the city.
- LU-4.5. Support residential densities across the city that can help meet identified housing targets.
- LU-4.6 Provide incentives such as increased residential development density in exchange for neighborhood public amenities or other public benefits.
- LU-4.7 Preferentially locate higher residential densities in areas that can provide greater local amenities.
- LU-4.8 Manage neighborhood development regulations to optimize the efficient use of land, sustainability of public services, and protection of natural features.

► **LU-5 Coordinate with the Peninsula School District to locate and develop new schools and provide existing schools with essential public services.**

- LU-5.1 Coordinate joint planning processes with the Peninsula School District to consider:
 - a) capital facilities needs and requirements for school development and expansion,
 - b) school site location decisions,
 - c) joint use of playgrounds/recreational facilities,
 - d) development of facility siting criteria, and
 - e) information sharing about planning needs.
- LU-5.2 Coordinate with the Peninsula School District about planning for new and expanded educational facilities within the urban growth area.
- LU-5.3 Promote the fiscal sustainability of school budgets by protecting existing revenue sources such as property taxes and impact fees and exploring new revenue sources and grant funding.
- LU-5.4 Plan safe pedestrian linkages and routes to schools from residential neighborhoods.

► **LU-6 Protect and enhance groundwater availability and quality through land use protections.**

- LU-6.1 Avoid siting industrial uses that pose a risk of groundwater contamination in critical aquifer recharge areas.
- LU-6.2 Provide incentives for innovative development that reduces impervious coverage to maintain and enhance groundwater recharge.
- LU-6.3 Address the impacts of on-site septic systems on groundwater quality and minimize or avoid new sources of contamination.

► **LU-7 Protect and enhance surface water quality through land use protections.**

- LU-7.1 Implement and update the City Stormwater Comprehensive Plan to:
 - a) ensure consistency with State and federal clean water guidelines,
 - b) preserve and enhance existing surface water resources,
 - c) eliminate localized flooding, and
 - d) protect the health of Puget Sound.
- LU-7.2 Support Low Impact Development (LID) methods to reduce or eliminate stormwater runoff on-site, and provide a review process and informational materials to promote these options for local development.
- LU-7.3 Allow and encourage alternative site and facility design and surface water management approaches to implement the intent of LID.

► **LU-8 Define and designate suitable open space and preservation areas to meet local environmental and recreational needs.**

- LU-8.1 Restrict or limit development within designated open space/preservation areas using best available science.
- LU-8.2 Encourage land preservation trusts as a long-term approach to manage private areas as open space.
- LU-8.3 Provide bonus density incentives, transfers of development rights, and flexible site development requirements to help preserve private open space while supporting the ability to use the property where possible.
- LU-8.4 Explore the acquisition of high-quality natural areas that can help to achieve the city's environmental and recreational goals.

► **LU-9 Organize effective land use and development planning review processes and coordinate across different city departments and with external government agencies.**

- LU-9.1 Support ongoing improvements to permitting processing times and coordination and information sharing with potential applicants.
- LU-9.2 Encourage coordination across city departments and with outside utility districts and other agencies to reduce challenges with land use and development planning review processes.
- LU-9.3 Resolve land use conflicts and compatibility issues through robust neighborhood planning and engagement processes.
- LU-9.4 Coordinate with Pierce County on the management and processing of land use development applications within the Gig Harbor urban growth areas.

► **LU-10 Develop urban plans and policies that promote public health and encourage physical activity.**

- LU-10.1 Support development that creates non-motorized connections between residential neighborhoods and community destinations with sidewalks, paths, bike lanes, and other facilities.
- LU-10.2 Require internal pedestrian circulation systems for new and existing commercial, multifamily and single-family developments, and other activity centers.
- LU-10.3 Ensure connections between non-motorized transportation systems and current and future transit facilities.
- LU-10.4 Coordinate non-motorized transportation infrastructure improvements to promote a continuous network for the city.
- LU-10.5 Collaborate with other agencies to promote the safe use of non-motorized transportation.
- LU-10.6 Support smaller-scale neighborhood convenience retail in neighborhoods to meet the daily needs of nearby residents and provide gathering places for the community.
- LU-10.7 Encourage higher-density residential areas close to commercial centers, shops, parks and services.
- LU-10.8 Require a Health Impact Assessment for projects that may result in significant effects on community health.



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

Meeting Date: June 10, 2024

SUBJECT: Henderson Burnham/Hillside View Comprehensive Plan Amendment Discussion

SUBMITTED BY: Principal Planner Robin Bolster-Grant

DEPARTMENT: Community Development

PHONE: (253) 853-7615

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: In 2023, the city received an application for a Comprehensive Plan Amendment (Henderson Burnham/Hillside View) to change the land use designation of a 23-acre site from Residential Low and Commercial Business to Residential High Transition. This item was reviewed by the City Council at a public hearing on March 24, 2024. The council voted to move the application forward to the planning commission for full review, consideration, and recommendation.

Washington Administrative Code (WAC) 365-196-610(3) requires Comprehensive Plan amendment applications to be considered concurrently with Periodic Updates when they occur in the same year. Therefore, while the staff review of the Henderson Burnham/Hillside View application has not been completed, it is prudent to include the amendment in the Land Use discussion given that the two processes are fundamentally linked.

It is worth reiterating the purpose of including the amendment in the discussion, which is to solicit input and/or answer questions regarding the proposed changes to the land use designations and whether the changes are in alignment with the desired goals and policies contained in the Land Use Element. As additional elements are brought forward for discussion, the amendment will likely be brought back into the conversation.

FISCAL CONSIDERATION: None.

ATTACHMENTS:

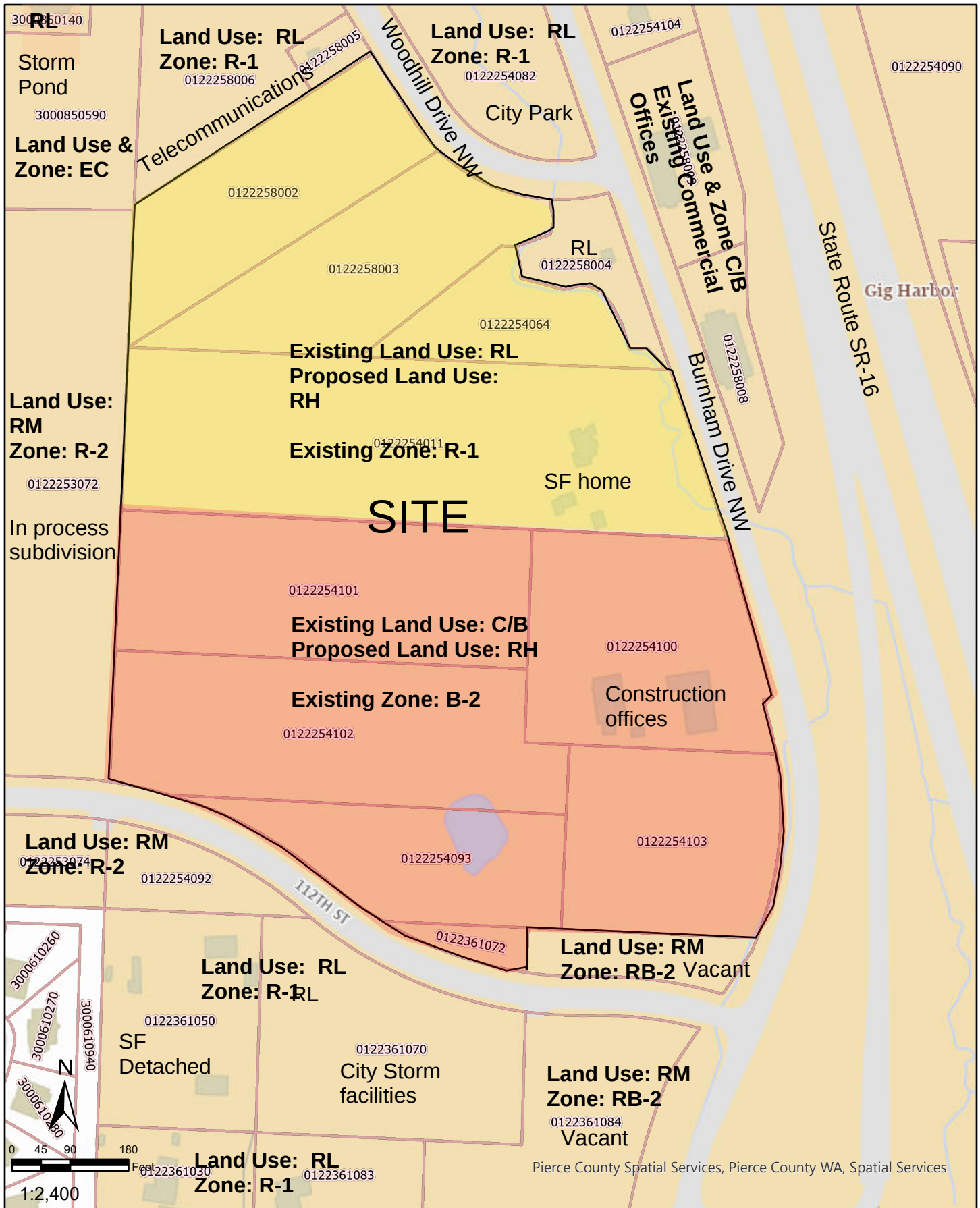
1. Henderson Burnham CompPlan Amendment Map

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 3 - Maintain small town character and historic preservation while growing responsibly

HILLSIDE VIEW 2024 COMPREHENSIVE PLAN AMENDMENT

Existing and Proposed Land Use Designations

Existing Site Zoning



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 6/6/2023 10:22 AM