



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, June 27, 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: June 20, 2024

Public Comment:

Agenda Items:

1. Draft Harbor, Environment and Shoreline Management Element Discussion – Principal Planner Robin Bolster-Grant

Other Business: Next meeting Thursday, July 3, 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.



**Minutes for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, June 20, 2024 5:30 P.M.**

Call to Order/Roll Call: Chair Krawczyk called the meeting to order at 5:30 P.M. Commissioner Tessicini, Jordan, Snodgrass, Martin and Burcar (6:52) were present. Commissioners Bradbury was excused.
Staff: Interim Community Development Director, Jeff Wilson; Senior Planner, Jeremy Hammar and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from June 13, 2024 (Tessicini/Martin)

Vote: Unanimously approved

Public Comment:

Bob Himes – Gig Harbor

Agenda Items:

1. Continue Draft Land Use Element and future Land Use Map Discussion beginning with section 2.3.5 – Senior Planner, Jeremy Hammar
2. Introduction Draft Harbor, Environment and Shoreline Management Element Brief Discussion – Senior Planner, Jeremy Hammar

Other Business: Next meeting Thursday, June 27, 2024 continued discussion of The Harbor, Environment and Shoreline Management Comprehensive Plan Elements

Adjournment: 7:10 P.M.

Michelle Thomas

Michelle Thomas
Planning Technician

3 The Harbor

3.1 Introduction

~~Downtown~~ Gig Harbor's ~~downtown~~ is ~~widely-recognized-as~~ quaint, charming, and historic, ~~and~~. ~~And although the City's the remaining-historical~~ structures ~~and landmarks are modest in size, materials, and form, they included in this district~~ represent an important cultural identity that continues to draw visitors, shoppers, and residents to the area.

~~That~~Historically, this draw ~~from the amenities of the downtown has~~ created ~~economic-development~~ pressures on the ~~City-city~~ and ~~ultimately-has~~ required the ~~City-city~~ to grow in the North and Westside of town to accommodate the needs of the new ~~citizens-residents without impactingwhile preserving the~~ downtown character and form.

In ~~1992, in~~ response to concerns ~~of-growth-toabout the impacts of growth on~~ the downtown area, ~~in-1992,~~ the City of Gig Harbor held public forums to discuss the future of the downtown. ~~It was evident from the forum that citizens like our~~At this forum, members of the community expressed support for the ~~small-small-~~town scale ~~of the, andcity and~~ favored development that reflected ~~ed s the town's historical~~ form of architecture and ~~the~~ natural environment. ~~In-This led to the creation of design standards in~~ 1996, design standards ~~wherewhich were~~ established to preserve and enhance the character of the ~~Citycity~~.

In 2009, a downtown inventory of ~~historical~~ structures was completed. The Inventory provided an Intensive - Level Survey of ~~H~~historical Resources ~~resources, which supported aused for 2012's~~ second public visioning exercise ~~in 2012 that resulted into support the~~ creation of a vision statement and ~~boundary-map for the~~ district ~~that what~~ is now defined as "The Harbor". ~~Both were adopted by City Council in December of 2012.~~

~~It is the intent of t~~Considering this previous work, this chapter ~~to address theexpresses~~ community's desires ~~and, their concerns regarding for~~ future development and ~~how to best preserve the beautypreservation that can help to support found in~~ downtown Gig Harbor ~~into the future~~. The following goals and policies reflect extensive public input and outreach, ~~and p that spans decades of work. It provides a framework for the future that, allowingallows for~~ growth and vitality ~~to occur in a manner thatbut does not impactmaintains~~ The Harbor's historical context.

3.2 Vision for The Harbor

The boundaries of The Harbor are provided below in Exhibit 3-1.

Shaped by our maritime heritage, the Harbor is a reflection of our past and the foundation for our future. The Harbor is:

3 The Harbor // Gig Harbor Comprehensive Plan

- A vibrant place where residents, visitors and boaters enjoy a walkable waterfront, picturesque views, and the natural environment.
- A place that celebrates and perpetuates the character and traditions of a working waterfront and preserves historic neighborhoods.
- A place that supports and values local retail shops and services.
- A place that provides services for recreational and commercial boating.
- The Harbor is a place where people live, work, play, shop and explore.

Exhibit 3-1. Boundaries of The Harbor.



Source: City of Gig Harbor, 2024.

3.3 Goals and Policies

The goals and policies of this element support a mix of uses along the waterfront in Gig Harbor. These uses include commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses that support this location as a unique community. Over the long term, this area will continue to develop in ways to enhance the recreation, tourism and marine industries in Gig Harbor, support the waterfront as a local economic asset, and maintain and improve community enjoyment and public access to the water.

► **3-HB-1 Provide the opportunity to walk, bike, and utilize public transportation to move the residents, visitors, and boaters in a safe and orderly fashion in The Harbor.**

~~3-HB-1.1 Facilitate~~ Support pedestrian access throughout The Harbor ~~by linking using linkages to~~ the public park system ~~for an inviting pedestrian experience.~~

~~3-HB-1.2~~ Support and plan for public transportation opportunities in The Harbor.

~~HB-1.3 W-and-work in collaboration~~ with public transit agencies to establish “around town” paratransit and microtransit service throughout the year, allowing residents, visitors and boaters accessibility to and from The Harbor.

► **3-HB-2 Create and maintain a pedestrian-friendly environment throughout The Harbor by emphasizing safety, maintenance, and comfort.**

~~3-HB-2.1 Coordinate traffic calming efforts Limit the speed limit for traffic~~ throughout The Harbor to ~~calm traffic~~ improve safety.

~~3-HB-2.2 Maintain and enhance stop signs and existing~~ levels of services for vehicular and non-motorized transportation.

~~3-HB-2.3 Incorporate features to that~~ facilitate pedestrian crossings s and ~~increase~~ improve visibility for ~~both~~ drivers and pedestrians.

~~3-HB-2.4 Provide streetscape~~ amenities such as landscaping, common areas, seating areas, lighting, waste containers and signage ~~in keeping that keep~~ with ~~The Harbor's the~~ character and scale of The Harbor.

~~3-HB-2.5~~ Promote a clean and healthy walkable environment.

► **3-HB-3 Protect the views of the bay from within The Harbor area and from the bay toward The Harbor.**

~~3-HB-3.1~~ Require waterfront developments to provide for additional docks, paths, walkways, overlooks, picnic and seating areas, fishing piers or areas, overlooks, and viewpoints as outlined in the ~~City's~~ Shoreline Management Program.

~~3.HB-3.2~~ Establish a program that would provide incentives for the protection of view corridors ~~that exceed requirements.~~

~~3.HB-3.3~~ Explore opportunities to underground utility lines throughout The Harbor.

~~3.HB-3.4~~ Maintain and promote ~~Recognize that~~ trees and vegetation are as assets for views; ~~allow trees and vegetation to be a part of the view both from the water and towards the water. Panoramic views, when they occur, are not intended to be void of trees and vegetation, even in the foreground, and ensure that sufficient tree protections are in place to prevent~~

~~3.3.5~~ — Limited numbers of trees and shrubs should not be considered an obstruction to a view.

~~3.3.6~~ — Recognize that every tree impacts someone's view to one degree or another.

~~3.HB-3.75~~ Establish landscape standards ~~that support the desire to view the bay while to support views of the bay walking and driving~~ along Harborview and North Harborview Drive throughout The Harbor area.

► **3.HB-4 Protect the native-natural and built environment from degradation and pollution, and require low-impact development where feasible.**

~~3.HB-4.1~~ Encourage open waters and sustainable, low-impact land development and building practices in ~~the construction of new development and construction.~~

~~3.HB-4.2~~ ~~Develop measures to conserve~~ Conserve native vegetation along shorelines.

~~3.HB-4.3~~ Promote ~~Maintaining~~ well-vegetated shorelines is as preferred over ~~clearing~~ vegetation clearance ~~to create for~~ views or ~~provide~~ lawns. Limited ~~Allow limited~~ and selective clearing for views and lawns ~~should be allowed~~ where slope stability and ecological functions are not compromised. ~~Trimming and pruning are generally preferred over removal of native vegetation.~~

~~3.HB-4.4~~ Establish ~~environmental protection~~ incentives for environmental protection to ~~strengthen~~ improve the ecological functions in ~~The Harbor~~ the area.

~~3.HB-4.5~~ Preserve and protect habitats s which provides ~~the shoreline's~~ unique value for the shoreline, including the Crescent Creek and Donkey Creek estuaries; and critical saltwater habitats, which Key habitats include kelp beds, eelgrass beds, spawning and holding areas for forage fish such as surf smelt and sand lance, sand spits, mud flats, and other areas with which important for priority species ~~have a primary association.~~

~~3.HB-4.6~~ Manage the location, construction, operation, and maintenance of shoreline uses and developments to maintain and ~~Maintain or~~ enhance the quantity and quality of surface and ground-water ~~by effectively managing the location, construction, operation, and maintenance of all shoreline uses and developments.~~

► **3-HB-5 Establish and manage a well-balanced system of public properties along the waterfront of The Harbor ~~to that~~ meets the needs and desires of the community.**

~~3-HB-5.1~~ Create complementary parks and uses throughout The Harbor. Balance services and active recreational uses for all users of the park system.

~~3-HB-5.2~~ Develop existing publicly owned shoreline properties to provide additional public access where appropriate.

~~HB-5.3~~ Create a mixture of active and passive recreational uses that do not intrude on the natural features of the shoreline or the residential neighborhoods.

~~3-HB-5.34~~ Coordinate with outside public and private agencies and organizations to acquire and preserve additional public shoreline and open water access.

~~3-HB-5.45~~ Maintain that publicly owned parks are available for public use and uses that provide the greatest public benefit of ~~citizens-residents~~ and visitors alike.

► **3-HB-6 Retain and protect the unique character of historic business and residential neighborhoods within The Harbor.**

~~3-HB-6.1~~ Maintain design standards through the Design Manual to reflect support the traditional characteristics and building features of The Harbor.

~~3-HB-6.2~~ Establish and define the integrity of small planning areas which have common boundaries, to address common uses and concerns, such as using land use transitions, land-use areas and buffers, and open space.

~~3-HB-6.3~~ Establish design standards and development regulations shall that recognize and complement existing neighborhood characteristics and designs.

~~3-HB-6.4~~ Adopt setback, height and, building size, lot size, and impervious surface standards which reflect that consider historical development patterns.

~~3.6.5~~ Review minimum lot size standards and impervious coverage requirements to allow development patterns consistent with historic densities.

~~3.6.6~~ Regarding lot division, address size compatibility with historical standards.

~~3.6.7~~ Define standards which encourage building forms consistent with existing historic designs (e.g., massing, roof styles and scale).

Commented [A1]: These appeared redundant.

~~3-HB-6.85~~ Respect existing topography and ~~m~~minimize the visual impacts of site grading.

~~3-HB-6.96~~ Maintain Existing existing topography should be maintained while still providing usable yards and open space, and terrace and screen retaining walls where necessary to minimize visual impact. Retaining walls, when necessary, should be terraced and enhanced and/or screened to minimize their visual impact.

- **3-HB-7 Maintain the form and design of existing structures through maintenance, adaptive reuse, and design standards that complement the historical form and scale.**~~Encourage maintenance and/or adaptive reuse of existing structures. If existing structures cannot be practically preserved or modified, ensure that re-development complement the human form and historically-recognized scale of commercial and residential structures within The Harbor.~~

~~3-HB-7.1 Allow retention of~~Retain the existing heights, setbacks, and massing of renovated historic structures ~~which are renovated.~~

~~3-HB-7.2 Maintain an appropriate scale and relationship between structures in residential and commercial neighborhoods, especially in transition areas between zoning districts and specifically at points where the zones meet.~~

~~3-HB-7.3 Establish building envelope standards such as floor area ratio requirements that consider the Floor-area-ratio standards should be established for~~existing form of the distinct historical neighborhoods and districts. ~~This would require new development to maintain a reasonable proportion of building to lot size.~~

~~3-HB-7.4 Encourage residential designs that promote interactions with the neighborhood, such as houses which engage the neighborhood through front porches design, windows placement, etc and other treatments.~~

~~3-HB-7.5 Encourage high-quality building materials that reflect Gig Harbor's~~complement historic structures.

~~3-HB-7.6 Support architectural designs that respects and complements the built environment in relation to~~align with the ~~history~~historical and cultural aspects of The Harbor.

~~3-HB-7.7 Promote the preservation of properties. Properties considered eligible for the City's~~city's historic register ~~have an important historical value to the community and should be carefully preserved in forms as close to their original form as possible.~~

~~3-HB-7.8 Provide incentives and streamlined permitting to encourage the preservation of historical properties eligible for or listed on the City's historic register. Adopt zoning, financial and design incentives and adaptive re-use provisions for eligible properties and those listed on the City's Historic Register in order to streamline the permitting to encourage preservation of such structures.~~

~~3-HB-7.9 Consider the needs of adaptive reuse as part of the Design design Standards standards should allow for adaptive reuse~~included in the City's Design Manual.

~~3-HB-7.10 Refine historic~~Maintain district zoning ~~boundaries to better reflect that considers each individual historical districts or and neighborhoods.~~

► **3.HB-8 Promote ~~the highest quality design standards~~high-quality design and construction for future development ~~within The Harbor which recognizes that considers~~ the unique historic character and structures of The Harbor.**

~~3.HB-8.1~~ 3.HB-8.1 Emphasize active public orientation of structures by providing common areas and direct access from surrounding public areas (street and water ward~~)-, and discourage~~ blank walls and privacy fences.

~~3.HB-8.2~~ 3.HB-8.2 Develop incentives ~~for to encourage~~ mixed-use structures in commercial areas and nodes.

~~3.HB-8.3~~ 3.HB-8.3 Incorporate visual points of interest into building and landscape design that is viewable from the public street. ~~Design landscaping to complement the site design and not create visual barriers.~~

~~3.HB-8.4~~ 3.HB-8.4 Minimize asphalt coverage along waterfront parcels.

~~3.HB-8.5~~ 3.HB-8.5 Review parking requirements regularly and consider revisions such asStandard parking requirements have prompted removal of structures characteristic of Gig Harbor's historical development and have encouraged bleak expanses of asphalt along the waterfront. To counter this trend consideration should be given to:

- ~~Revised Reduced~~ parking standards for waterfront districts.
- ~~Development of Use of~~ off-site public or private parking areas, ~~public and private, and/or including~~ shared parking areas.
- ~~Use Promotion~~ of low-impact development paving materials.
- ~~Other changes to Parking parking~~ standards ~~shall that~~ respect neighborhoods and limit ~~associated~~ impacts.

~~3.HB-8.6~~ 3.HB-8.6 ~~Ensure that individual developments complement current and future uses with respect to form, massing, and on- and off-site impacts.~~Maintain a balance in land use development so that from a number of viewpoints any single structure does not overpower or detract from the others.

~~3.HB-8.7~~ 3.HB-8.7 ~~Maintain Support a human-human-scale development that aligns with so that new structures do not overpower~~ existing development and ~~does not deviate significantly from surrounding development dominate the existing character~~ in terms of size, location or appearance.

► **3.HB-9 Support and enhance ~~recognition of the cultural heritage of The Harbor and its recognition in the community.~~**

~~3.HB-9.1~~ 3.HB-9.1 Support the commercial fishing fleet as a significant cultural resource.

~~3.HB-9.2~~ 3.HB-9.2 Identify, preserve, enhance, and promote ~~the evolution of~~ Gig Harbor's multicultural heritage and its evolution over time, ~~human-including the~~ history of the ~~City-city~~ and its neighborhoods, traditions, and cultural features, ~~including This includes distinctive and important~~ historical sites, buildings, artworks, objects, views, and monuments.

~~3.HB-9.3~~ 3.HB-9.3 Identify and incorporate significant historical and cultural lands, sites, artifacts, and facilities into the design and development of the public waterfront.

~~3.HB-9.4 Support the development of~~ Develop collaborative educational programs ~~that focus on~~ about The Harbor's cultural heritage.

~~3.HB-9.5 Support the efforts of~~ organizations ~~which that~~ provide cultural programs and activities to the public.

~~3.HB-9.6 Provide incentives for~~ Encourage the owners of historic sites and structures to provide preservation and increased public access to historic sites and structures through the establishment of an incentive program or as mitigation for new site development.

~~3.HB-9.7 Support and promote the~~ Promote signage ~~of for~~ landmarks ~~to that~~ educate the public on Gig Harbor's culture and history.

► **~~3.HB-10~~ Support a diverse balance of uses in the diversity of The Harbor ~~through a balance of uses.~~**

~~3.HB-10.1 Retain and support~~ Support a mix of uses in The Harbor, including fishing, boating, retail, commercial, and residential uses.

~~3.HB-10.2 In order to meet the needs of current and future residents, p~~ Promote a balance of jobs and /housing balance in The Harbor to encourage a balanced neighborhood.

~~3.HB-10.3 Encourage~~ street-level appropriate commercial and retail ~~services at street level~~ uses to ~~improve support~~ the pedestrian experience.

~~3.HB-10.4 Increase~~ the number of residential ~~units in mixed-mixed-use in~~ commercial nodes.

~~3.HB-10.5 Create a balance between~~ Balance services, amenities, and other uses within The Harbor to ~~be accessible by all~~ promote necessary access by residents, workers, and visitors.

► **~~3.HB-11~~ Encourage ~~the development of~~ a variety of housing types, sizes, and densities compatible with the neighborhoods within The Harbor ~~in order to accommodate the~~ meet diverse needs of residents.**

~~3.HB-11.1 Support~~ ~~development that provides~~ a mix of attached and detached housing units in The Harbor.

~~3.HB-11.2 Ensure that~~ residential development standards for attached and detached accessory dwelling units on a single family lot enhance the character of the established neighborhood.

~~3.HB-11.3 Promote fair and equal access to housing for all persons and prohibit any activity that results in discrimination in housing.~~

- ▶ **3.HB-12** ~~Support and encourage~~**Encourage** a strong, diversified, and sustainable economy ~~for Gig Harbor that , while respecting respects~~ the natural and cultural environment and ~~preserving/enhancingsupports~~ **the a high** quality of life in the community.
- 3.HB-12.1 ~~Regularly review~~ **Identify and amend current** regulations and procedures ~~that inhibit to encourage~~ economic vitality within The Harbor.
- 3.HB-12.2 ~~Work~~**Coordinate** with the downtown businesses, property owners and community groups **on efforts** to establish a stronger economic base in The Harbor.
- 3.HB-12.3 Support ~~the establishment of~~ additional parking ~~opportunities~~ through the ~~development construction of~~ a public parking structure or ~~the development of~~ a shared parking program ~~that would not impact , without sacrificing or impacting~~ the historical structures ~~and or~~ waterfront.
- 3.HB-12.4 Encourage historical ~~and cultural~~ preservation ~~and cultural conservation~~ that ~~can~~ supports economic development.
- ▶ **3.HB-13** **Support business retention, attraction, and expansion in The Harbor to local efforts to retain existing businesses and attract new businesses that provide a diversity of the products and services desired needed by Gig Harbor residents and visitors.**
- 3.HB-13.1 Identify and ~~encourage implement~~ local business attraction, retention, and expansion ~~strategies targeted to economic sectors that could support additional local employment, sectors of the economy within The Harbor where opportunity might exist to create additional jobs and identify potential strategies for attracting employment.~~
- 3.HB-13.2 ~~Encourage local business development opportunities through the promotion of~~**Promote** small businesses ~~es, especially~~ programs and reuse of structures, particularly for small startup businesses ~~which may be~~ owned by or employ**ing** local residents.
- 3.HB-13.3 Provide ~~reasonable home occupation~~ guidelines and standards for ~~the siting of~~ home-based businesses in residential neighborhoods ~~that encourage entrepreneurship while minimizing impacts to .~~ Ensure that home-based businesses do not alter or impact the residential character ~~ofof the surrounding~~ neighborhoods.
- 3.HB-13.4 Encourage ~~evening community~~ activities in the commercial districts ~~that can attract potential customers to local businesses.~~
- 3.HB-13.5 Support ~~the establishment of~~ small-scale entertainment venues for ~~little~~ theater and musical performances.
- ▶ **3.HB-14** **Increase economic opportunities through the revitalization of and reinvestment in propertiesnew investment.**
- 3.HB-14.1 **Support the reuse or revitalization of older buildings and redevelopment of vacant properties in areas requiring additional investment.** Assist with planning and development efforts to reuse

older buildings, redevelop vacant properties, and revitalize older commercial and business districts within The Harbor.

~~3.HB-14.2~~ Provide incentives to encourage ~~Encourage and support~~ the revitalization of commercial areas ~~through a variety of incentives such as, but not limited to, such as:~~

- Reduced fees for permits or utility connections; ~~and~~
- ~~Consideration of waivers from land use performance standards, as appropriate~~ Waivers from height, bulk, and density requirements; ~~and~~
- ~~property tax exemptions through the City's~~ Multi-Family Housing Tax Exemptions ~~Exemption program;~~ and
- Reduced parking standards.

~~3.HB-14.3~~ Encourage special improvement districts and other programs ~~Help local private and public organizations structure special improvement districts including parking and business improvement authorities, local improvement districts, or other programs necessary for the effective revitalization of older business and commercial areas of The Harbor that can also when such ventures~~ provide public benefits and are appropriate to the long-range goals of the city.

► **3.HB-15 Promote The Harbor, bay, and related waterfront lands with improvements and features for The Harbor, bay, and related waterfront lands that support uses related to commercial and recreational boating and water activities uses and related activities.**

~~3.HB-15.1~~ Promote innovative concepts such as mixed-use ~~of mixed-use~~ developments, buffer zone setbacks, and common shoreline or dock improvements, ~~and other innovative concepts which that can help~~ conserve, ~~allow, or and increase improve the possible retention of~~ valuable fishing and recreational water activities within The Harbor.

~~3.HB-15.2~~ Support ~~the development of~~ temporary docking facilities for visiting vessels that retain, ~~while retaining the~~ open surface water area for watercraft circulation.

~~3.HB-15.3~~ ~~Recognize the need and s~~ Support the development of a fuel dock for boating needs.

~~3.HB-15.4~~ Allow supportive uses and services ~~Encourage expansion of supportive service facilities (public showers, waste connections, etc.) within the bay for use off~~ or transient boaters, commercial fishing fleet ~~crews,~~ and residents ~~alike.~~

~~3.HB-15.5~~ ~~Define and p~~ Protect adequate navigation corridors and access within the bay.

► **3.HB-16 Promote and preserve the Gig Harbor commercial fishing fleet as a significant cultural and economic resource.**

~~3.HB-16.1~~ Allow over-water, water-dependent development that directly supports the commercial fishing industry, such as net sheds and load/unloading docks.

- ~~3-HB-16.2~~ Allow and encourage ~~commercial-supporting~~ sales and services ~~directly-related-to-or supportive-of~~related to the commercial fishing industry, such as marine fueling facilities ~~and-or~~ direct dock sales of sea food products.
- ~~3-HB-16.3~~ ~~Encourage the development of~~ Promote development or rehabilitation of facilities consistent with the necessary to support the commercial fishing industry, including the fleets needs including retention and redevelopment or reuse of waterfront parcels-properties that support ~~provide a substantial and direct contribution to the~~ commercial fishing ~~industry~~activities.
- ~~3-HB-16.4~~ Promote ~~the recognition of the local~~ commercial fishing ~~industry~~ as an important component of the economic, cultural, and community life of Gig Harbor through ~~the continuing support of~~ educational opportunities and community events.
- ~~3-HB-16.5~~ Encourage ~~important fleet supporting services and promote~~the development of additional moorage and docking facilities consistent with ~~the fleet's~~local commercial fishing needs.

5 Environment

5.1 Introduction

Counties and cities which are required to plan under the GMA must adopt policies and regulations to address the management of resource lands and critical areas, with special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. These requirements under the GMA mandate the use of best available science in protecting the functions and values of critical areas, and comparable requirements under the Shoreline Management Act (SMA) mandate the use of the most current, accurate and complete scientific and technical information available.

The Environment Element of the Gig Harbor Comprehensive Plan is integral to ensuring long-term ecological health and resilience for the city by addressing these requirements through detailed, coordinated goals and policies. The overall intent is to support the well-being of current residents and future generations and incorporate a systems approach to planning and decision-making that can protect natural resources, conserve key habitats, and restore ecosystems.

To these ends, this element sets forth detailed goals and policies to be implemented through development regulations, environmental programs, and partnerships with community environmental groups. It emphasizes the importance of respecting the natural environment by maintaining harmonious relationships between urban development and ecological systems. Key strategies include protecting tributary drainage systems, enforcing buffer zones along streams, safeguarding floodplains, and preserving wetlands, and the element sets expectations to mitigate the impacts of urban development environmental quality or public health. This element will also work in conjunction with the Climate Element to coordinate environmental protection with climate change mitigation and adaptation.

Commented [A2]: Material added.

5.2 Goals and Policies

► **5-EN-1** **Respect the natural environment and maintain a harmonious relationship with urban development.**

► **Maintain a harmonious relationship between the natural environment and urban development.**

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EN-1.1 **Develop, implement, and enforce performance and development standards governing possible developments within areas land or soil areas which are subject to moderate and severe environmental hazards.**

EN-1.2 **Enhance water and wetland resources to promote Puget Sound recovery.**

- ~~5-EN-1.43~~ ~~Tributary drainage.~~ Protect perennial streams, ponds, springs, marshes, swamps, wet spots, bogs and other surface tributary collection areas from development or alterations which would alter or impede natural drainage capabilities or contaminate surface water.
- ~~5-EN-1.24~~ ~~Stream and drainage corridors.~~ ~~Enforce~~ Maintain buffer zones along the banks of perennial streams, wetlands, and other tributary drainage systems to allow for the free flow of surface water and to protect surface water quality.
- ~~5-EN-1.35~~ ~~Floodplains.~~ Protect alluvial soils, tidal pools, retention ponds, and other floodplains or flooded areas from development which would alter the pattern or capacity of the floodway, or ~~which would~~ interfere with the natural drainage process.
- ~~5-EN-1.46~~ ~~Dams and beaches.~~ ~~Enforce~~ Provide control zones and performance standards for development around retention pond dams and along the tidal beaches to protect against dam breaches, severe storms, and other natural hazards or failures.
- ~~5-EN-1.57~~ ~~Impermeable soils.~~ Protect soils with extremely poor permeability from development to prevent, as this could result in surface and groundwater contamination, ~~ground water contamination~~, erosion of natural drainage channels, overflow of natural drainage systems, and other ~~natural~~ hazards.
- ~~5-EN-1.68~~ ~~Septic system use.~~ ~~Enforce~~ Maintain performance standards for ~~development utilizing~~ septic sewage drainage fields, especially ~~on soils which have fair to poor permeability in~~ areas which are prone to septic field failure, and work with the Tacoma-Pierce County Health district to encourage the use of City-city sewer services, as available and where appropriate.
- ~~5-EN-1.97~~ ~~High water table.~~ Protect areas with high water tables from uses development which utilize oil, grease, fertilizer or other contaminants which contaminate ground water.
- ~~5-EN-1.810~~ ~~Noncompressive soils.~~ Limit development on soils with very poor compressive strengths, like muck, peat bogs and some clay and silt deposits.
- ~~5-EN-1.911~~ ~~Bedrock escarpments.~~ ~~Enforce~~ Maintain performance standards governing for development in areas with shallow depths to bedrock or bedrock escarpments, particularly ~~where combined in areas~~ with landslide hazards.
- ~~5-EN-1.1012~~ ~~Landslide.~~ Protect soils with poor compressive strengths on steep slopes with shallow depths to bedrock, ~~and/or~~ impermeable subsurface deposits, ~~and/or or characteristic combinations other characteristics~~ which are susceptible to landslide or land slumps.
- ~~5-EN-1.143~~ ~~Erosion.~~ Enforce performance standards governing development on moderate to steep slopes with soils, ground covers, surface drainage features, or other characteristics susceptible to erosion.
- ~~5-EN-1.124~~ ~~Wetlands.~~ Preserve, protect, and ~~or~~ restore wetlands associated with ~~the city's~~ shorelines to achieve no net loss of wetland area and wetland functions, enhance habitat for anadromous fisheries, and promote Puget Sound recovery.

~~5-EN-1.1315-_____ Fish and wildlife habitat conservation areas. Protect, maintain and enhance fish and wildlife conservation areas within their natural geographic distribution so as to and avoid the creation of subpopulations.~~

~~5-EN-1.146-_____ Functions of shoreline vegetation. Conserve or and restore shoreline vegetation where new development and/or uses are proposed in order to maintain and enhance shoreline ecological functions and processes provided supported by native vegetation.~~

► **5-EN-2 Conserve natural resources and preserve and enhance wildlife habitat to maintain our ecological heritage and steward a healthy future for coming generations.**

~~The conservation and protection of natural resources to preserve and enhance wildlife habitat and the area's ecological heritage to steward a healthy future for the next generations. wildlife:~~

~~5-EN-2.21 Agricultural resources. Although agricultural lands of long-term commercial significance have not been identified within the City's urban growth area, those rRural agricultural lands outside the UGA should not be included within the 20-urban Urban gGrowth aArea.~~

~~5-EN-2.32 Timber resources. Forest lands of long-term commercial significance should not be included within the Urban Growth Area, with have not been identified within the City's urban growth area. Those lands within the urban growth area which containing commercially valuable timber identified as are suitable for conversion to non-forestry uses, consistent with the goals of this Plan and the State Forest Practices Act (Chapter 76.09 RCW).~~

~~5-EN-2.43 Mineral Resources. Several mineral extraction operations exist within the City's urban growth area, and are identified with a Mineral Resource Overlay. Although incompatible with urban land use, tThe city should continue to recognize mineral extraction operations the activity on these limited sites and allow their continued operation while managing their compatibility with urban land uses.~~

~~5-EN-2.45 Open space wildlife habitat. Enforce Maintain standards governing for the development and conservation of natural open space areas and wildlife habitat, using . Promote use of clustered development patterns, common area conservancies and other land use mechanisms which conserve or allow natural and open space areas within or adjacent to development.~~

~~5-EN-2.65 Wetland wildlife habitat. Protect lands, soils or other wetland areas which have with prime wildlife habitat characteristics through . Promote the use of site retention ponds, natural drainage methods and other site improvements which conserve or increase wetland habitats. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.~~

~~5-EN-2.76 Woodland wildlife habitat. Protect lands, soils or other wooded areas which have with prime woodland habitat characteristics using . Promote use of buffer zones, common areas, trails and paths, and other innovative concepts which to conserve or and increase woodland habitats. Incorporate or implement the standards adopted in the Washington State Administrative Guidelines for the identification and protection of critical wildlife habitat, as appropriate.~~

► **5.EN-3** ~~Manage land based on~~ Incorporate environmental suitability and the protection of ecological functions and co-benefits into land use management.

~~Allocate and manage the land's environmental capabilities in the most reasonable and effective manner. Ensure the environment is not degraded and that human uses do not create public hazards or nuisances.~~

~~5.EN-3.1 Best to least land use allocation policies.~~ Allocate high-high density urban development onto to lands ~~which are~~ suitable for supporting urban uses, ~~and/or which that~~ pose fewest minimize environmental risks and. ~~Allocate high density urban development away from lands or soils which have impacts from~~ severe environmental hazards.

~~5.EN-3.2 Performance criteria.~~ Incorporate environmental concerns into performance standards, with. ~~Review processes should establish minimum performance criteria requirements~~ for project approvals ~~to that~~ minimize environmental hazards and public nuisances.

► **5.EN-4** Land use standards. Establish performance standards governing noise, air, light, glare and other operating characteristics of uses which affect the quality of the public that may impact the public.

~~5.EN-4.1 Noise. Promote use of innovations which will r~~ Reduce noise impacts on residential developments, particularly along major highways like State Route 16, airport approach areas, and other essential public facilities, and. ~~Protect residential areas from noise nuisance during evening hours by adopting adopt~~ regulations for acceptable noise levels.

~~5.EN-4.2 Environmental stewardship. Allow~~ Support design, development, building operations, uses, and land management practices which reduce air pollution and increase the use of renewable energy.

~~5.EN-4.43 Stormwater development standards. Enforce Maintain~~ stormwater performance standards to prevent water contamination and erosion of surface water drainage channels and. ~~Promote the use of land use, stormwater retention, detention, and drainage mechanisms which will~~ reduce stormwater volumes and velocities.

~~5.EN-4.54 Stormwater outreach and education.~~ Coordinate with local and state agencies in promoting public education on the proper use of fertilizers and pesticides.

~~EN-4.5~~ Enforce Maintain performance standards for the dumping of wastes, trapping of greases and other byproducts which can be carried into the stormwater drainage system.

~~5.EN-4.6 Air quality. Enforce Maintain~~ performance standards governing the emission of carbons, gases and particulates,; and the creation of ~~burnt materials,~~ smoke, dust ~~or and~~ other polluting byproducts ~~which could that~~ degrade air quality.

► **5.EN-5** Develop and adopt a climate action plan. The city will develop and adopt a climate action plan to include a greenhouse gas emissions inventory, climate change mitigation strategies for buildings, transportation and natural systems (carbon sequestration),

Commented [A3]: Note that this will be part of a separate element of the Plan.

~~strategies for climate change adaptation, community education and outreach through a lens of equity and social justice.~~

~~5-EN-5.1 Greenhouse gas emissions.~~ Develop and maintain an ~~baseline~~ inventory of greenhouse gas emissions and per capita vehicle miles traveled ~~as a foundational assessment to inform support~~ climate action strategies.

~~5-EN-5.2 Diversified energy sources.~~ Implement energy-efficiency improvements for Gcity-owned properties.

~~EN-5.3~~ and wWork to transition from fossil fuel use to renewable energy sources for city assets, including the city Gcity fleet.

~~EN-5.4~~ Promote similar actions~~energy-efficiency improvements and use of renewable energy sources in the community at large for new and existing commercial, multi-family and residential buildings, both new and existing and private vehicles in the community.~~

~~5-EN-5.35~~ Consider climate change in planning processes. ~~Include considerations for climate change in future planning and development processes and c~~Coordinate climate change planning with related plans~~future planning and development processes~~ to prepare for impacts that could threaten ~~the safety of humans~~public safety or property and ~~d~~degrade the environment.

~~5-EN-5.46~~ Regional collaboration. Collaborate and share information with local, regional, and state organizations and participate in regional efforts to mitigate and adapt to climate change.

~~EN-5.7~~ Provide community education and outreach on the causes and potential impacts of climate change and initiatives coordinated by the Gcity to address these issues.

~~EN-5.8~~ Ensure that efforts to alleviate climate change impacts address the equity and social justice implications of climate change.

10 Shoreline Management

10.1 Introduction

The Shoreline Management Element of the Gig Harbor Comprehensive Plan is integral to preserving the unique and diverse characteristics of the city's waterfront areas while promoting sustainable development and public enjoyment. This element is guided by the Shoreline Management Act of 1971 and the city's Shoreline Master Program, initially adopted in 1975 and updated most recently in 2013 and 2022. It encompasses the various aspects of shoreline use, including historical fishing industries, contemporary residential and recreational marinas, and commercial activities that are essential to the city's identity and economy. The overarching aim is to balance ecological preservation with development, ensuring that the natural and scenic qualities of Gig Harbor's shoreline are protected for future generations while supporting economic and recreational opportunities.

Key goals of the Shoreline Management Element include protecting the natural quality of the shoreline, maintaining the historical fishing industry, promoting mixed-use waterfront development, and ensuring high-quality urban development that respects the historical and cultural character of the area. This involves conserving vital habitats, maintaining water and shoreline quality, and managing vegetation to support ecological functions. The plan also emphasizes the importance of water-oriented uses and public access to the waterfront, supporting activities like pleasure boating, and residential developments that enhance the public's interaction with the shoreline. By integrating these goals into the Comprehensive Plan, Gig Harbor aims to foster a vibrant, accessible, and sustainable waterfront that continues to serve as a cornerstone of the community's identity and economic vitality.

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10.2 Goals and Policies

10-SM-1 Protect the ecological processes and functions in the shoreline and nearshore area.
PROTECT NATURAL QUALITY

Commented [A5]: Note that this is duplicative with policies in the Environment Element.

It is the of the City of Gig Harbor to protect ecological processes and functions existing in the shoreline and nearshore area. It is also the of the City of Gig Harbor to protect and restore shoreline vegetation, recognizing the multiple benefits native vegetation provides, including reduction in the need for structural stabilization; ecological functions and

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~~habitat; coastal bluff stability, safety, and protection of human life and property; and visual and aesthetic qualities.~~

SM-1.1 ~~Protect and restore shoreline vegetation to maintain the multiple benefits native vegetation provides, including structural stabilization, ecological functions and habitat, coastal bluff stability, public safety, the protection of property, and visual and aesthetic quality.~~

10-SM-1.12 ~~Habitats.~~ Preserve and protect habitats which provides ~~the shoreline's~~ unique value, including the Crescent Creek and Donkey Creek estuaries, McCormick Creek, and critical saltwater habitats ~~which includes such as~~ kelp beds, eelgrass beds, spawning and holding areas for forage fish such as surf smelt and sand lance, sand spits, mud flats, and areas with which priority species have a primary association.

10-SM-1.23 ~~Water and shoreline quality. It is the goal of the City of Gig Harbor to m~~Maintain ~~or and~~ enhance the quantity and quality of surface and ground water ~~over the long term by effectively by managing the location, construction, operation, and maintenance of all~~ shoreline uses and developments.

10-SM-1.34 ~~Vegetation Conservation and Management.~~ Develop measures to conserve native vegetation along shorelines, ~~including the .~~Vegetation conservation may include avoidance or minimization of clearing or grading, restoration of areas of native vegetation, and/or control of invasive or non-native vegetation.

SM-1.5 ~~Encourage Maintaining well-vegetated shorelines is preferred over clearing vegetation clearance to create views or provide lawns, but allow .~~Limited and selective clearing for views and lawns ~~should be allowed~~ when slope stability and ecological functions are not compromised. ~~Trimming and pruning are generally preferred over removal of native vegetation.~~

► 10-SM-2 ~~Provide for a mix of water-oriented shoreline uses that support public access, recreation, and historical commercial activities while minimizing impacts to shoreline ecological functions. MIXED-USE WATERFRONT~~

SM-2.1 Give preference to shoreline uses that are water-oriented (water-dependent, water-related, or water-enjoyment); ~~),~~ provide public access and recreational opportunity; ~~),~~ or are residential, as consistent with state policy ~~(RCW 90.58.020).~~

SM-2.2 ~~Such~~ Shoreline uses should be located, designed, and maintained in a manner that minimizes adverse impacts to shoreline ecological functions and/or processes.

SM-2.3 Non-water-oriented development should be allowed in shoreline areas provided the development supports the objectives of the Gig Harbor Comprehensive Plan and the Shoreline Master Program.

SM-2.4 Retain a ~~mixed-mixed~~ use waterfront ~~in on~~ Gig Harbor Bay that includes including those commercial endeavors such as commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses which provide the bay's unique appeal.

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SM-2.5 Continue to develop and enhance ~~the~~ recreation and tourism ~~industry uses~~ along Gig Harbor Bay, ~~as an economic asset, in a manner that will~~to enhance ~~the public enjoyment of, and~~ public access ~~to the bay and enjoyment of this resource and provide economic opportunities.~~

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~~10-SM-2.6~~1 ~~Fishing.~~ Preserve the commercial fishing fleet as a significant cultural and economic resource. ~~R, and~~ retain important fleet supporting services and promote development of additional moorage and docking facilities consistent with the fleet's needs.

~~10-SM-2.7~~2 ~~Pleasure boating and marinas.~~ Permit uncovered moorage and encourage the development of temporary docking facilities for visiting boats.

SM-2.8 Retain the maximum open surface water area possible to facilitate safe and convenient watercraft circulation.

~~10-SM-2.3~~9 ~~Residential uses.~~ Provide for single and multifamily residential uses ~~that maintain public contact with~~with access to the shoreline ~~and that~~ respect valuable waterfront settings and characteristics.

~~10-SM-2.4~~10 ~~Commercial uses.~~ Encourage development of water-oriented commercial uses in waterfront locations ~~which can be provided that provide adequate and unobtrusive~~ supporting services and ~~include unobtrusive~~ improvements, ~~including parking.~~

SM-2.11 Require commercial developments to provide public facilities and access to shoreline beaches, docks, walkways, and other facilities including views and vistas.

~~10-SM-2.5~~12 ~~Recreation.~~ Develop existing publicly owned shoreline properties to provide additional public access where appropriate.

SM-2.13 Create a mixture of active and passive public recreation facilities that do not intrude on the natural features of the shoreline.

► ~~10-SM-3:~~ Provide for high-quality development in waterfront areas that balance the needs of residential, recreational, retail, and commercial uses. **QUALITY URBAN DEVELOPMENT**

Commented [A7]: Note that this seems repetitive with the previous section.

~~It is the of the City of Gig Harbor to define and enforce the highest quality standards concerning present and future land use developments within the Gig Harbor Bay waterfront areas, recognizing the unique historic character and scale of the Gig Harbor Bay waterfront. This will be achieved through a balance of several different uses including those commercial endeavors such as commercial fishing, boating, marine shops and services, restaurants and retail shops, as well as residential uses which provide the bay's unique appeal.~~

~~10-SM-3.1~~ Balance and scale. Maintain a balance in waterfront land use development so that any single use does not overpower or detract from the others.

SM-3.2 ~~Maintain~~ Support a human-compatible, human-scale development that ensures so that new structures ~~do not overpower~~are consistent with existing facilities and do not dominate the shoreline in terms of size, location or appearance. ~~—~~

SM-3.3 ~~Maintain design standards for shoreline uses based on the City's~~ Achieve balance and scale through compliance with GHMC 17.99 (Design Manual).

~~10:SM-3.24~~ ~~Access and visibility.~~ Create an accessible and visible waterfront and shoreline ~~including the development of that includes~~ public beaches, fishing and boating docks, picnic and passive overlooks and viewpoints.

SM-3.5 Require private developments to provide ~~equivalent~~ access and visibility to the tenants and users of new private developments, ~~to~~ users of the waterway, and ~~to~~ the public at large.

~~10:SM-3.36~~ ~~Amenities.~~ Encourage waterfront developments to provide public amenities ~~commensurate consistent~~ with the ~~project's~~ scale and the character of the development, ~~such as .~~ Amenities ~~may include~~ additional docks, paths or walks, overlooks, picnic and seating areas, fishing piers or areas, and viewpoints.

~~10:SM-3.47~~ ~~Supporting improvements. Enforce~~ Maintain suitable standards governing the development of supporting improvements (e.g., parking areas, sidewalks, stormwater facilities) ~~equal to~~ ~~consistent with~~ the standards enforced in other developed areas in the planning area.

SM-3.8 ~~In addition, illustrate and enforce~~ Provide design standards ~~which to~~ control scale, construction methods and materials, drainage patterns, site coverage, landscaping and screening, signage, and other features of unique importance to the waterfront setting.

SM-3.9 Encourage innovative, effective solutions which cluster and share common improvements, reduce paved areas and otherwise blend construction with the natural setting or with desirable features of the built environment.