



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, September 5, 2024 at 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: August 22, 2024

Public Comment:

Agenda Items:

Introduction of the Capital Facilities, Essential Public Facilities and Utility Elements – Presentation by Robin Bolster-Grant and Commission discussion

Other Business:

Next meeting Thursday, September 12, 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, August 22, 2024 at 5:30 P.M.**

Call to Order/Roll Call:

Chair Krawczyk called the meeting to order at 5:30 P.M. Commissioners Jordan, Martin, Tessicini and Bradbury were present. Commissioners Burcar and Snodgrass were excused.

Staff: Interim Community Development Director, Jeff Wilson; Principal Planner, Robin Bolster-Grant and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from August 15, 2024 (Bradbury/Jordan)

Vote: Unanimously approved

Public Comment:

Ekberg on behalf of The Downtown Waterfront Alliance, 98332, provided comments regarding the Downtown Waterfront District and Main Street America summary as to what they are. Written comments from Ekberg were submitted this morning and forwarded to the Commissioners and Staff.

Agenda Items:

Continued discussion Economic Development and Community Design Elements – Presentation Robin Bolster-Grant and Commission discussion

Other Business: Next meeting will be Thursday, September 5, 2024, Introduction of Capital Facilities, Essential Public Facilities and Utilities Elements

Adjournment: 7:53

Michelle Thomas

Planning Technician
Michelle Thomas

8 Essential Public Facilities

8.1

8.2 Goals and Policies

► **EF-1 Identify current, planned, and expected facilities that provide essential public benefits but may pose impacts to the community.**

EF-1.1 Identify and maintain an inventory of current and planned “essential public facilities”, defined as facilities that have a useful life of 10 or more years with the potential for negative community impacts, including:

- Airports,
- Marine port facilities,
- Large ports,
- State education facilities,
- State or regional transportation facilities,
- Regional transit authority facilities,
- State and local correctional facilities,
- Solid waste handling facilities,
- Inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities,
- Any other facility otherwise identified as necessary and of a statewide nature by the Washington State Office of Financial Management and included on the state 10-year capital plan, and
- Those facilities that are otherwise identified as necessary and of a countywide nature by Pierce County.

EF-1.2 Ensure that the identification of statewide essential public facilities is aligned with the standards and project lists from the Washington State Office of Financial Management.

EF-1.3 Identify countywide essential public facilities in coordination with the county and other relevant jurisdictions.

EF-1.4 Ensure that all essential public facilities are associated with justifiable, documented needs within the city, urban growth area, or broader region informed by 20-year population projections and expected technology advancements, if relevant.

► **EF-2 Minimize overall impacts from essential public facilities on the community while supporting public needs through effective site selection criteria.**

EF-2.1 Manage suitable city sites for future use as essential public facilities.

EF-2.2 Encourage essential public facilities to be sited in areas with:

- Minimal environmental constraints;
- Access to major transportation facilities and corridors;
- Compatible surrounding uses; and
- Sufficient supporting public services.

EF-2.3 Evaluate site suitability based on:

- Specific facility requirements, including the minimum size of the site, availability of supporting services, accessibility, and ability to meet local needs.
- Impacts of the facility, including the compatibility of surrounding uses; potential impacts on natural systems; expected changes related to public health and safety; and the effects on resulting development.
- Impacts on urban growth areas, including the nature and extent of urban growth.

EF-2.4 Ensure that there are sufficient buffers and screening between facilities and surrounding development.

EF-2.5 Ensure that for essential public facilities sited in residential neighborhoods that it is clearly established how the facility is suitable for the area and can minimize impacts to the surrounding residents.

EF-2.6 Involve the public in the site selection process for essential public facilities, especially residents of potentially affected areas.

► **EF-3 Minimize the impacts from the construction and operation of essential public facilities.**

EF-3.1 Require an impact analysis during the site selection process for an essential public facility to review implications of ongoing operations related to:

- Future land use compatibility;
- Existing land use and development in adjacent and surrounding areas;
- Existing zoning of surrounding areas;
- Existing Comprehensive Plan designation for surrounding areas;
- Present and proposed population density of surrounding area;
- Environmental impacts and opportunities to mitigate environmental impacts;
- Physical, social, emotional and mental health impacts and opportunities to mitigate health impacts of those living in the vicinity;
- Effects on agricultural, forest or mineral lands, critical areas and historic, archaeological and cultural sites;
- Effects on areas outside of the city in neighboring jurisdictions;

- Effects on designated open space corridors;
- "Spin-off" (secondary / tertiary) impacts; and
- Effects from associated development induced by the siting of the facility.

- EF-3.2 Ensure that essential public facilities are consistent with all required and optional elements of this Comprehensive Plan, as well as the general welfare of the city and region, but that the Comprehensive Plan does not preclude the siting of essential public facilities in the city.
- EF-3.3 Provide site, building and design standards that improve the compatibility between essential public facilities and their surroundings.
- EF-3.4 Ensure "fair-share" appropriations or payments that avoid a disproportionate financial burden from the operation of an essential public facility.
- EF-3.5 Provide for a regular review of the ongoing impacts to the community from essential public facilities and coordinate with facility operators to manage these impacts.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
8.1: ESSENTIAL PUBLIC FACILITIES NEEDS SHOULD BE ACKNOWLEDGED AND CONDITIONALLY ACCOMMODATED.	This has been revised for clarity.	EF-1 Identify current, planned, and expected facilities that provide essential public benefits but may pose impacts to the community.
8.1.1. Identification of essential public facilities. The City shall recognize those essential public facilities that are identified as necessary and of a state-wide nature by the Washington State Office of Financial Management, those that are identified as necessary and of a county-wide nature by Pierce County, and those that are deemed to be locally necessary and difficult to site by the City.	This has been revised to include the list of EPFs in the County's Countywide Planning Policies. While this does include uses that are not in Gig Harbor, it seemed reasonable to quote from the CPPs as opposed to missing some considerations here.	EF-1.1 Identify and maintain an inventory of current and planned "essential public facilities", defined as facilities that have a useful life of 10 or more years with the potential for negative community impacts, including: - Airports, - Marine port facilities, - Large ports, - State education facilities, - State or regional transportation facilities, - Regional transit authority facilities, - State and local correctional facilities, - Solid waste handling facilities, - Inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities, - Any other facility otherwise identified as necessary and of a statewide nature by the Washington State Office of Financial Management and included on the state 10-year capital plan, and - Those facilities that are otherwise identified as necessary and of a countywide nature by Pierce County.
[NEW]	This has been added to ensure that any other uses identified by the state are included in this list.	EF-1.2 Ensure that the identification of statewide essential public facilities is aligned with the standards and project lists from the Washington State Office of Financial Management.

Previous Plan Content	Rationale for Change	Recommended Content
[NEW]	This has been added to ensure that any other uses identified by the county are included in this list.	EF-1.3 Identify countywide essential public facilities in coordination with the county and other relevant jurisdictions.
[NEW]	- Derived from 8.2.1(a) with revisions for clarity and brevity. - Reflect considerations from 8.4.1(b).	EF-1.4 Ensure that all essential public facilities are associated with justifiable, documented needs within the city, urban growth area, or broader region informed by 20-year population projections and expected technology advancements, if relevant.
8.2: ESSENTIAL PUBLIC FACILITIES SHOULD BE LOCATED IN AREAS WHICH ARE OPTIMALLY SUITABLE FOR SUCH USES AND WHICH ARE SERVED, OR ARE READILY CAPABLE OF BEING SERVED, BY NECESSARY PUBLIC SERVICES.	This goal is refocused and revised, with some considerations split into new goals.	EF-2 Minimize overall impacts from essential public facilities on the community while supporting public needs through effective site selection criteria.
8.1.2. Available lands. The City shall maintain lands suitable for public purposes within framework of the Comprehensive Plan.	Revised for clarity.	EF-2.1 Manage suitable city sites for future use as essential public facilities.
8.2.2. Site Suitability	This top-level policy has been removed to rewrite the elements underneath.	[REMOVED]
a) Essential public facilities should be located in areas which have the least constraints in terms of environmental character or compatibility, access to major transportation facilities and corridors, and availability of supporting public services.	Revised from this description for clarity and brevity, considering (b).	EF-2.2 Encourage essential public facilities to be sited in areas with: - Minimal environmental constraints; - Access to major transportation facilities and corridors; - Compatible surrounding uses; and - Sufficient supporting public services.

Previous Plan Content	Rationale for Change	Recommended Content
b) Site suitability should be based upon:	Rework this top-level policy to meet additional requirements.	EF-2.3 Evaluate site suitability based on: - Specific facility requirements, including the minimum size of the site, availability of supporting services, accessibility, and ability to meet local needs. - Impacts of the facility, including the compatibility of surrounding uses; potential impacts on natural systems; expected changes related to public health and safety; and the effects on resulting development. - Impacts on urban growth areas, including the nature and extent of urban growth.
- A minimum parcel size, dependent upon the scope and nature of facility to be located. - Accessibility of the site in respect to streets and transportation facilities. - Availability of public support services which are usual and pertinent to the protection of the general health, safety and welfare of the public potentially impacted by the proposed facility. - Ability to adequately buffer and screen the facility from adjacent uses or development.	Consideration of buffering has been retained.	EF-2.4 Ensure that there are sufficient buffers and screening between facilities and surrounding development.
c) Some essential public facilities should be considered for siting in certain residential neighborhoods, based upon:	This has been rewritten to combine the considerations below and align with the goal.	EF-2.5 Ensure that for essential public facilities sited in residential neighborhoods that it is clearly established how the facility is suitable for the area and can minimize impacts to the surrounding residents.
Documentable evidence or criteria that such a facility is better suited to a residential neighborhood.	Removed in favor of the shortened, compiled version above.	[REMOVED]
The appropriateness of the site respective to the specific facility's impacts on community character and its compatibility with the residential environment and neighborhood.	Removed in favor of the shortened, compiled version above.	[REMOVED]

Previous Plan Content	Rationale for Change	Recommended Content
8.2.1. Site Selection Process	- This has been removed to bring up the bullets below as policies. - Additionally, this does not provide a site selection process, which should be defined administratively.	[REMOVED]
a) Prior to selection of a site for an essential public facility, the sponsoring agency or jurisdiction shall provide to the City and Pierce County justifiable need for the facility within the City or its urban area. Such need shall be based upon a documentable forecasted need and the logic of the service area proposed.	- Moved to EF-1. - Note that this is defined in more detail below under a distinct goal.	[REMOVED]
b) Prior to the consideration of the siting of an essential public facility within the City or its urban area, the sponsoring jurisdiction or agency shall establish a public involvement process by which the residents of the area potentially affected have the reasonable opportunity to participate in the site selection process.	- Edited for brevity and clarity. - Note that this is defined in more detail below under a distinct goal.	EF-2.6 Involve the public in the site selection process for essential public facilities, especially residents of potentially affected areas.
8.3: ESSENTIAL PUBLIC FACILITIES SHOULD POSE A MINIMUM LEVEL OF IMPACT ON A COMMUNITY AND SHOULD BE REQUIRED TO MITIGATE ALL NEGATIVE IMPACTS FROM CONSTRUCTION AND OPERATION.	Edited for brevity and clarity.	EF-3 Minimize the impacts from the construction and operation of essential public facilities.

Previous Plan Content	Rationale for Change	Recommended Content
8.3.1. Impact Analysis. During the site selection process, the sponsoring agency shall perform an impact analysis of the facility through the appropriate environmental review process, which, at a minimum, shall address the following: (a) Land use compatibility (b) Existing and adjacent land use and development in adjacent and surrounding areas (c) Existing comprehensive plan designation and zoning of surrounding areas (d) Present and proposed population density of surrounding area (e) Potential effects on critical areas and historic, archaeological and cultural sites (f) Potential effects on neighboring jurisdictions, including Kitsap County and the municipalities within. (g) Potential secondary and tertiary effects of the facility (h) Effect on the likelihood of associated development being induced by the siting of such a facility	▪ Edited to include the considerations from Pierce County CPPs (EPF-4.2)	EF-3.1 Require an impact analysis during the site selection process for an essential public facility to review implications of ongoing operations related to: ▪ Future land use compatibility; ▪ Existing land use and development in adjacent and surrounding areas; ▪ Existing zoning of surrounding areas; ▪ Existing Comprehensive Plan designation for surrounding areas; ▪ Present and proposed population density of surrounding area; ▪ Environmental impacts and opportunities to mitigate environmental impacts; ▪ Physical, social, emotional and mental health impacts and opportunities to mitigate health impacts of those living in the vicinity; ▪ Effects on agricultural, forest or mineral lands, critical areas and historic, archaeological and cultural sites; ▪ Effects on areas outside of the city in neighboring jurisdictions; ▪ Effects on designated open space corridors; ▪ "Spin-off" (secondary / tertiary) impacts; and ▪ Effects from associated development induced by the siting of the facility.
8.3.2. Siting of essential public facilities must be consistent with: (a) The City of Gig Harbor comprehensive plan land use map and other required or optional plan elements. (b) Lands identified for public purposes in the land use element. (c) The capital facilities element and budget. (d) The utilities elements. (e) The transportation element. (f) The housing element. (g) Regional general welfare considerations.	▪ Condense this to reference the Plan. ▪ See RCW 36.70A.200(5).	EF-3.2 Ensure that essential public facilities are consistent with all required and optional elements of this Comprehensive Plan, as well as the general welfare of the city and region, but that the Comprehensive Plan does not preclude the siting of essential public facilities in the city.

Previous Plan Content	Rationale for Change	Recommended Content
[NEW]	Provide policy direction from 8.4.1(a).	EF-3.3 Provide site, building and design standards that improve the compatibility between essential public facilities and their surroundings.
[NEW]	Provide policy direction from 8.4.1(e).	EF-3.4 Ensure "fair-share" appropriations or payments that avoid a disproportionate financial burden from the operation of an essential public facility.
[NEW]	Provide policy direction to ensure monitoring of impacts.	EF-3.5 Provide for a regular review of the ongoing impacts to the community from essential public facilities and coordinate with facility operators to manage these impacts.
8.4: SITING CRITERIA FOR ESSENTIAL PUBLIC FACILITIES SHOULD ADDRESS THE OVERALL PUBLIC NEED OF THE STATE BALANCED WITH THE COMMUNITY'S STANDARDS AND GOALS.	Removed and consolidated.	[REMOVED]
8.4.1. Siting criteria must:	Remove high-level category and bring bullets in as individual policies elsewhere.	[REMOVED]
(a) Provide site, building and design standards which assure facilities compatibility with its surroundings.	Remove and add to EF-3.3.	[REMOVED]
(b) Reflect the facility needs in support of 20-year population projections and which include flexibility to consider advanced technologies.	Remove and add to EF-1.4.	[REMOVED]
(c) Acknowledge state or federal siting requirements.	Remove as redundant.	[REMOVED]
(d) Balancing the need for the facility against the external impacts generated by its siting and the availability of alternative sites with lesser impacts.	Remove as redundant.	[REMOVED]
(e) Establish a process to obtain "fair-share" appropriations or payments to the City to avoid a disproportionate financial burden from the operation of a facility	Remove and add to EF-3.4.	[REMOVED]

9 Utilities

9.1 Introduction

The Utilities Element of the Gig Harbor Comprehensive Plan ensures the provision of essential services necessary for the City's development and the well-being of its residents. Utilities addressed in this element include water, wastewater, electricity, natural gas, telecommunications, and solid waste disposal. The primary goal is to coordinate with regional and independent utility providers to deliver reliable and high-quality services that meet the current and future needs of the community, while adhering to state and federal regulations. The element focuses on integrating utility planning with land use policies to support sustainable growth, minimize service disruptions, and optimize the use of resources across the city.

Per the relevant CPPs and RCW [36.70A.070](#)(4), the Utilities Element maintains internal consistency with other elements of the Comprehensive Plan, such as land use and capital facilities. It highlights the necessity for proactive planning and coordination with regional and independent utility providers to address the challenges of increasing demand, aging infrastructure, and infrastructure resilience. This element also promotes the conservation of energy and resources through efficiencies and economies of scale, the integration of new technologies, and the equitable distribution of services. By ensuring that utility services are planned and developed in a manner that is responsive to the City's growth and environmental conditions, the Utilities Element contributes to the City's long-term resilience and sustainability.

9.2 Background

9.2.1 Utilities

As discussed in the Capital Facilities Element, the City of Gig Harbor owns its wastewater utility and a percentage of its water utility. All other utilities are provided through intergovernmental or interagency agreements. Exhibit 1 summarizes the utilities, providers, and applicable plans that guide the utilities as they respond to infrastructure maintenance and future growth. Each of these utilities is discussed in further detail in the following sections.

Exhibit 1. Major Utility Providers in Gig Harbor

Service / Utility	Agency	Description	Applicable Plans
Wastewater	City of Gig Harbor	Provides sewer services to the City of Gig Harbor	▪ City of Gig Harbor Wastewater Comprehensive Plan Update, 2018

Service / Utility	Agency	Description	Applicable Plans
Water	City of Gig Harbor Washington Water Service (WWS) Peninsula Light Water Thurston PUD	Provides water to the City of Gig Harbor	2016 Gig Harbor Comprehensive Plan 2018 Gig Harbor Comprehensive Water System Plan Update, 2022 - WWS Water System Plan; WWS Capital Improvement Plan - Peninsula Light Water - Thurston PUD Annual Water System Report – Quail Run 667, 2023
Electricity	Peninsula Light Company	Provides electric power to the City of Gig Harbor	Peninsula Light Company Energy Resource Plan 2022
Natural Gas	Puget Sound Energy (PSE)	Supplies natural gas to the City of Gig Harbor	2023 PSE Community Profile (Pierce County) 2023 PSE Gas Utility Integrated Resource Plan and Appendices
Telecommunications	Various private communications companies	Provide a range of telecommunication services, including telephone, cable, personal wireless communication, and internet	- Pierce County Broadband Connectivity and Access Evaluation, 2019 - The Washington Utilities and Transportation Commission (WUTC) regulates the rates and services of telephone companies operating in Washington per WAC 480-120. The WUTC does not normally regulate cable, internet, wireless phones, and VoIP (Voice over Internet Protocol).
Solid Waste / Garbage	Murrey's Disposal Land Recovery, Inc.	Manage solid waste, recycling, and compost in the City	2021 Tacoma-Pierce County Solid Waste Management Plan

Source: City of Gig Harbor, 2024; BERK, 2024

Major utility services provided include the following:

Wastewater

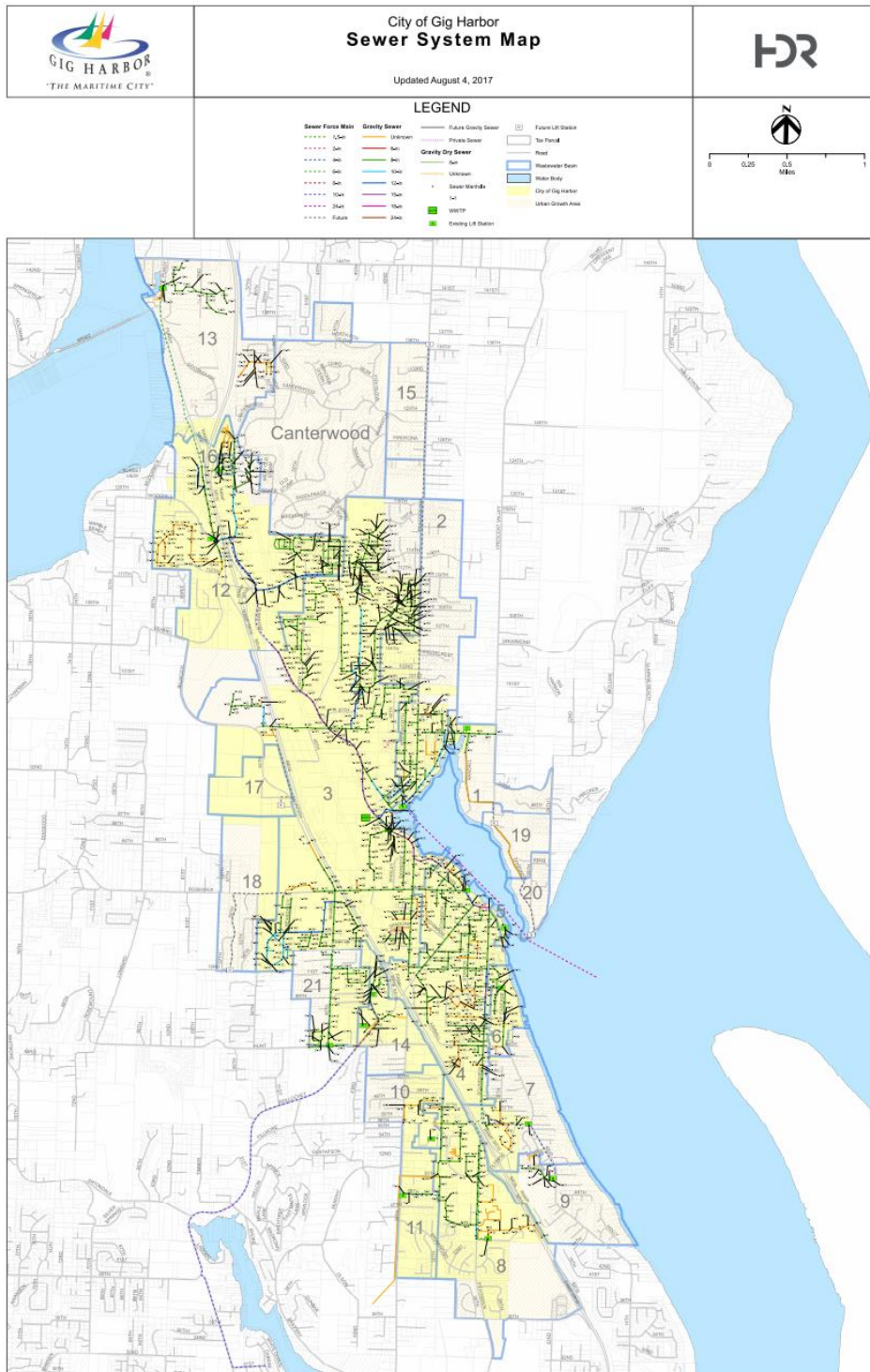
Sanitary sewer service in the City of Gig Harbor is owned, operated and maintained by the City. The wastewater division is in the Public Works Department of the City.

With a service area of 1,800 acres, the system provides sewer services within the city limits and to select developments in the UGA, such as Canterwood Estates and the Washington Corrections Center for Women. Outside of the UGA, the City owns, operates, and maintains an on-site septic system for the 24-unit

Shorecrest Development, located on Ray Nash Drive NW. The City also treats septic effluent from a 68-unit housing development on Wollochet Bay in unincorporated Pierce County. Within the City's UGA, there are individual residential on-site septic systems on select parcels; the City hopes to connect these parcels to the City sewer system by 2050.

As of 2018, the wastewater system includes 57 miles of sanitary sewer lines. Its collection system includes 213,000 lineal feet of gravity and force main pipe sewers and 18 lift stations. See **Error! Reference source not found.** for a map of the major sewer system lines as of 2017. The City of Gig Harbor Wastewater Treatment Plant (WWTP), located on five acres west of the intersection of Harborview Drive and North Harborview Drive, treats millions of gallons of wastewater each year. Built in 1975 with major upgrades in 2009 and 2016, the WWTP has increased capacity and improved reliability to adequately serve the City's current residents and future growth. Its current daily average flow is approximately 1.1 MGD (million gallons per day). Future improvements are anticipated to increase the WWTP's loading limit to 2.4 MGD, which exceeds the 20-year flow and waste load planning projections.

Exhibit 2. City of Gig Harbor Sewer System Map, 2017



Source: City of Gig Harbor, 2017.

The City regularly updates its Wastewater Comprehensive Plan to assess existing and future capacity of the sewer system, identify specific wastewater utility infrastructure improvements and determine how best to provide wastewater services to the Gig Harbor community over a 20-year growth period. It analyzes

potential strategies to promote water resource management and environmental sustainability, such as a reclaimed water program, and identifies improvements to the wastewater system needed over the next 20-year planning period.

Future needs identified by the Wastewater Comprehensive Plan focus on the full build-out of its sewer services to the limits of the UGA. By 2050, it assumes that all unsewered developed parcels and new developments are sewerred. See Exhibit 3 for the demographic forecast allocation model WWTP used to estimate its sewerred and non-sewerred build-out. Exhibit 4 shows the anticipated wastewater flow projections. See the Capital Facilities Element for further details on future capital improvement projects related to the wastewater utility, costs, funding, and approximate schedule to address these projections.

Exhibit 3. Gig Harbor UGA Demographics Based on Adjusted Growth Rates by Sewer Connection

Year	Single-Family Households		Multifamily Households		Employment		Prison Inmates	School Enrollment
	Sewered Units	Non-Sewered	Sewered	Non-Sewered	Sewered	Non-Sewered		
2017	2,035	2,889	1,580	1,225	18,929	9,635	738	5,970
2037	5,674	1,184	2,446	739	30,859	9,492	894	8,949
Build-Out	7,608	0	3,466	0	45,517	0	996	10,356

Source: 2018 Gig Harbor Wastewater Comprehensive Plan Update

Exhibit 4. Average Sanitary and Peak Flow Estimates, 2017 - Build-Out

Category	Unit Wastewater Flows	2017		2037		Build-out	
Single-Family Residential	134 gpd per unit	2,035	272,659	5,674	760,337	7,608	1,019,481
Multi-Family Residential	134 gpd per unit	1,580	211,720	2,446	327,783	3,466	464,385
Employment	18 gpd per person	18,929	340,720	30,859	555,459	45,517	819,298
Prison	100 gpd per person	738	73,800	894	89,436	996	99,600
School	20 gpd per person	5,970	119,400	8,949	178,972	10,356	207,120
Wollochet Harbor	---	---	11,000	---	11,000	---	11,000
Average Dry Weather Flow			1,018,299		1,911,988		2,609,884
Sanitary Peak Flow			1,527,449		2,867,982		3,914,826

Source: 2018 Gig Harbor Wastewater Comprehensive Plan

Water

The Gig Harbor community receives water through multiple water providers, including the City of Gig Harbor Water System, Washington Water Service, Peninsula Light Water, Thurston County Public Utility

District (Thurston PUD), and private wells. Exhibit 5 shows the water system plan in the City of Gig Harbor, highlighting the Gig Harbor Retail Water Service Area and adjacent water purveyors.

Exhibit 5. Gig Harbor Water System and Adjacent Purveyors, 2018

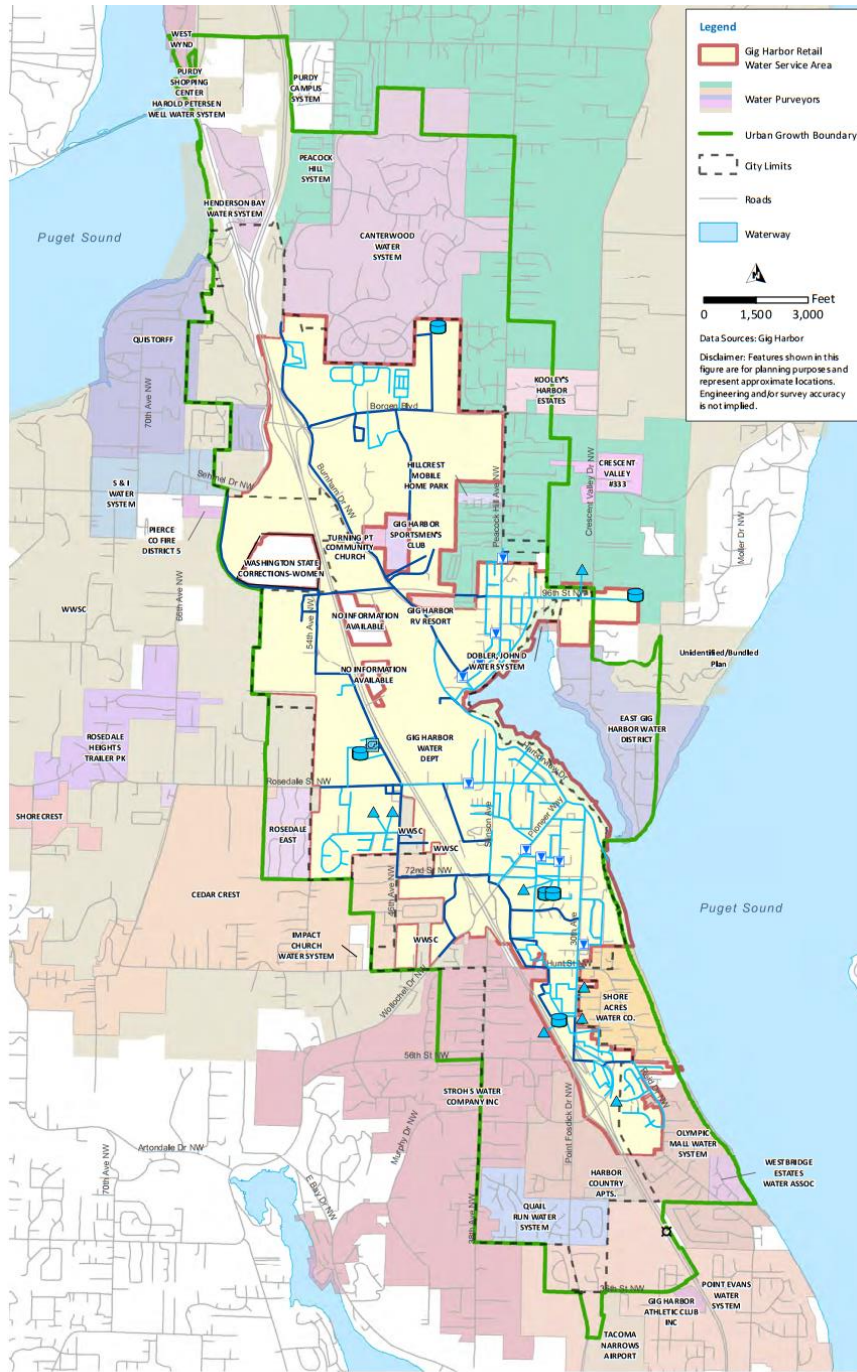


Figure 1.3 Adjacent Purveyors

Source: Gig Harbor 2018 Comprehensive Water System Plan Update, 2022

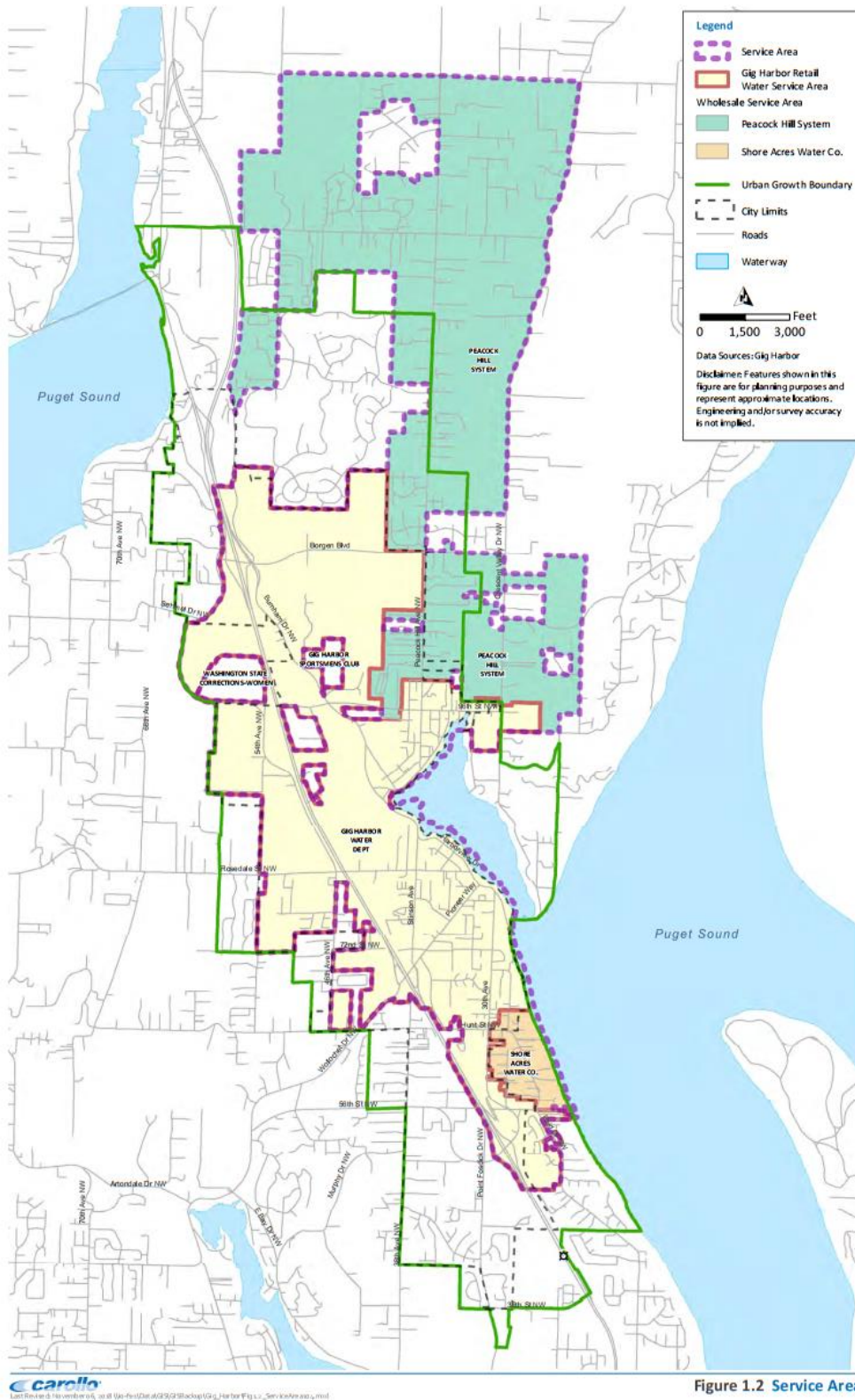
City of Gig Harbor Water System

The City of Gig Harbor Water System provides water to approximately 35% of the population within the city limits and UGA. Its retail water service area (RWSA) serves approximately 9,600 people and is approximately 4.45 square miles with 2,583 service connections and 43 miles of pipeline, as of 2017. It provides wholesale water service to customers outside the RWSA and has an emergency intertie with the Peacock Hill Water System. See Exhibit 6 for its RWSA and Exhibit 7 for its existing water system facilities.

For water supply, the Water System relies solely on its groundwater wells to meet its current supply. Its system is divided into three pressure zones: the 320 zone, 440 zone, and the 450 zone. For storage, the Water System contains six reservoirs, with a total storage capacity of 4.6 million gallons (MG). needs. See Exhibit 8 for the Water System's total well capacity and Exhibit 9 for its total storage reservoir capacity. The City also holds seven additive municipal purpose certificated water rights and one non-additive water permit.

The Water System Plan forecasts water demand within the RWSA to evaluate the system's ability to meet future water needs over the next ten to twenty years and identify priorities for system infrastructure projects. The City's current average day demand (ADD) is approximately 1.1 million gallons per day (mgd) and is expected to rise to 1.4-1.5 mgd by 2037. The current maximum daily demand (MDD) is approximately 2.5 mgd and is expected to rise to 3.1-3.6 mgd by 2037. With its current supply and water rights, the City has sufficient water rights to meet projected demand over the next twenty years. However, the City is exploring development of Well 9 to add redundancy to the water system.

Exhibit 6. City of Gig Harbor Water System Service Area, 2018



Source: Gig Harbor 2018 Comprehensive Water System Plan Update, 2022

Exhibit 7. Existing Water System Facilities, 2018

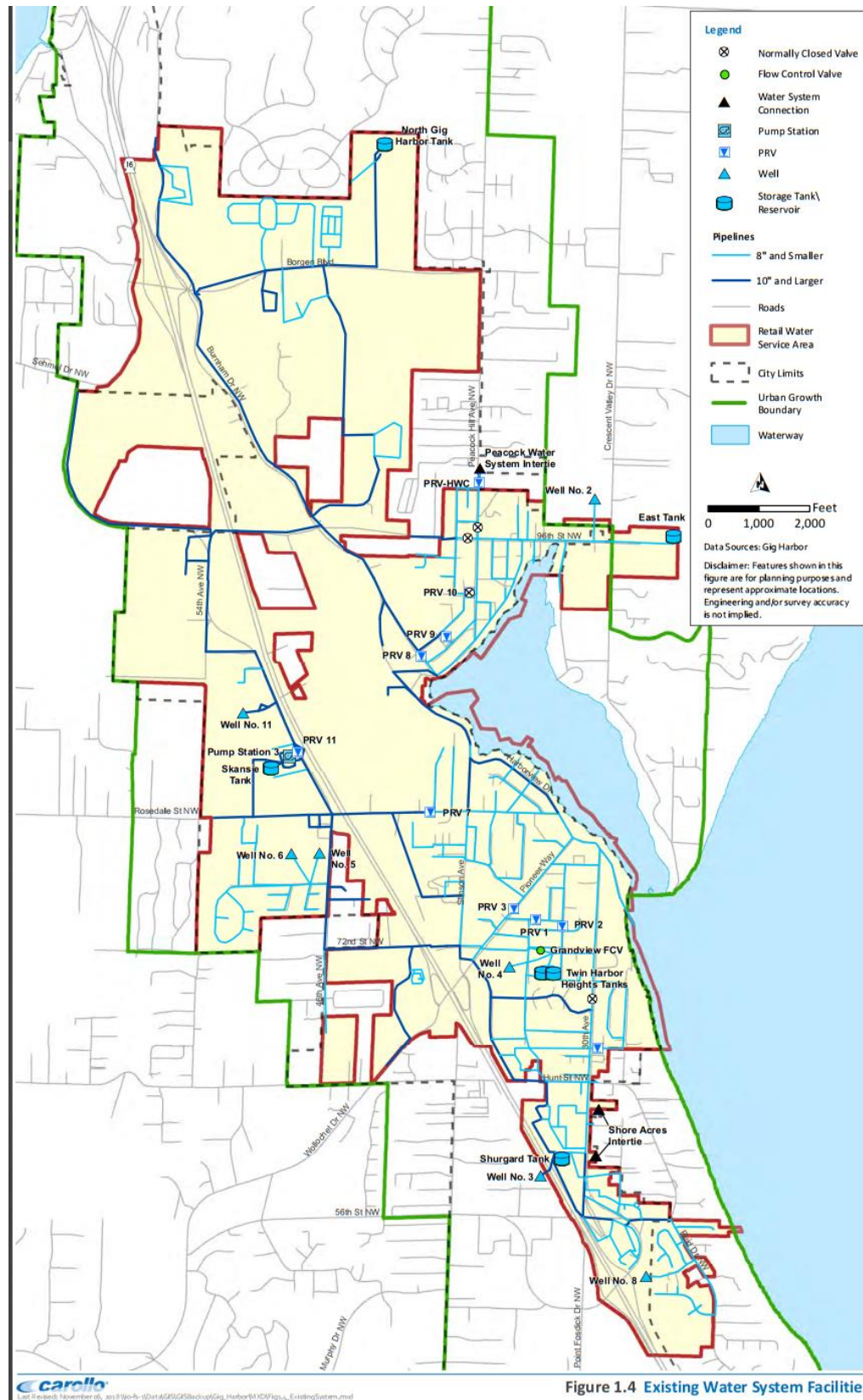


Figure 1.4 Existing Water System Facilities

Source: Gig Harbor 2018 Comprehensive Water System Plan Update, 2022

Exhibit 8. Inventory of City Wells

Well Number	Pressure Zone Served	Date Well Drilled	Maximum Instantaneous Flow Rate (gpm)	Well Pumping Capacity (gpm)
1 ¹	320	1951	400	0
2	320	1963	330	272
3	440	1978	625	626
4	320	1988	230	159
5	440	1990	500	524
6	440	1991	1,000	1,019
8	440	1965	30	12
10 ²	320	--	330 ²	0 ²
11	450	2013	-- ³	1,000
Total Gallons per Minute (gpm)			3,115	3,612

¹ Well 1 and Well 10 are inactive.

² Well 10 is a test well and supplemental to Well 2.

³ Well 11 is supplemental to system wells.

Source: Gig Harbor 2018 Comprehensive Water System Plan Update, 2022

Exhibit 9. Water System Storage Facilities

Name	Zone Served	Year Constructed	Nominal Volume (MG)
East Tank	320	1963	0.23
Twin Harbor Heights Tank No. 1	320	1962	0.25
Twin Harbor Heights Tank No. 2	320	1973	0.23
Shurgard Tank	440	1979	0.53
Skansie Tank	440	1989	1.13
North Gig Harbor Tank	450	2006	2.23
Total Storage (MG)			4.60

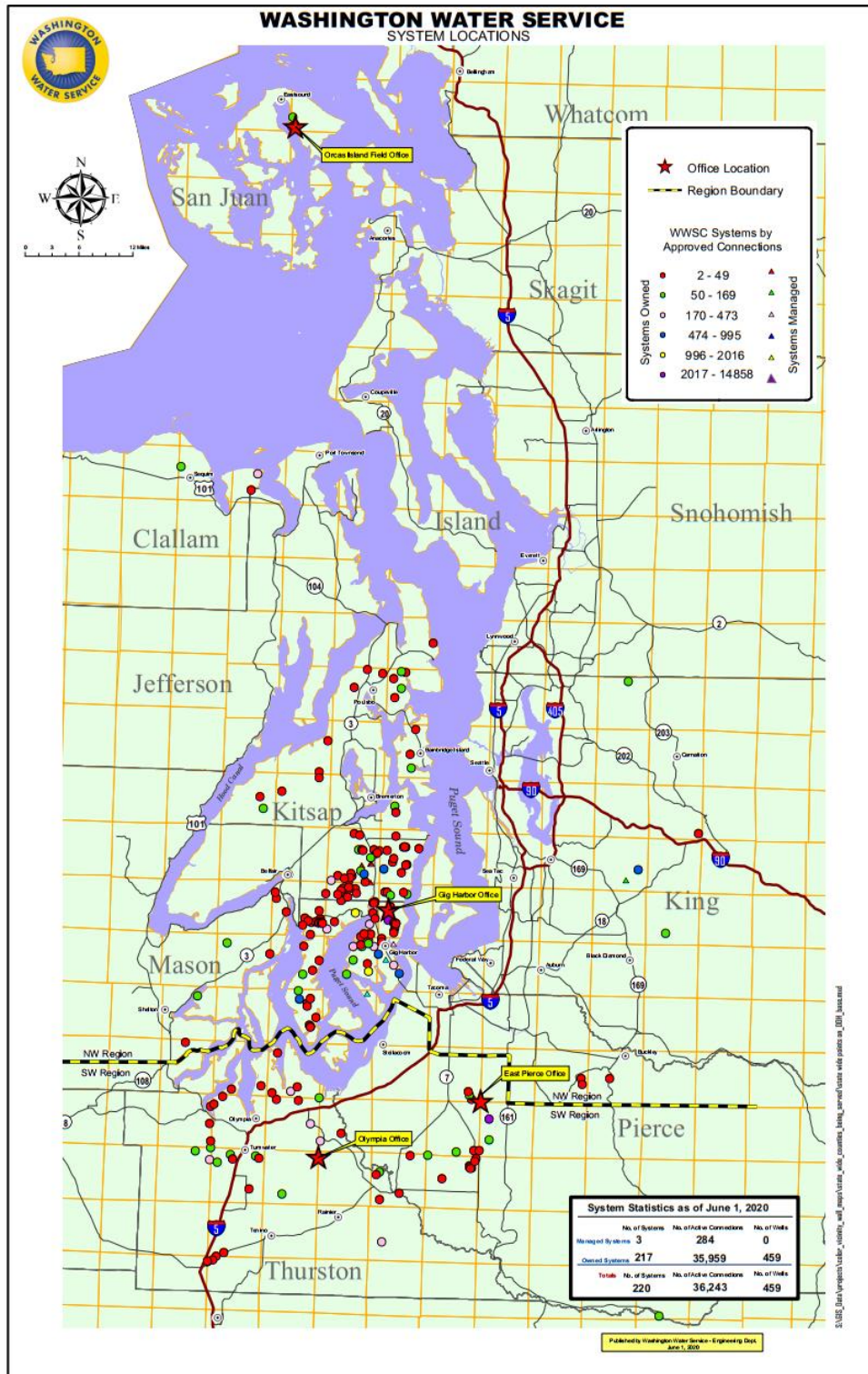
Source: Gig Harbor 2018 Comprehensive Water System Plan Update, 2022

Washington Water Service

A subsidiary of California Water Service Group, Washington Water Service (WWS) provides water utility services to 38,000 customers in the region and is the largest investor-owned water utility in the State. WWS operates the NW Regional Office in Gig Harbor, with numerous system connections that serve the Gig Harbor community and Kitsap Peninsula region. See Exhibit 10.

The WWS water service in Gig Harbor is divided into three service areas – East Pierce (formerly Rainier View Water), Gig Harbor, and Stroh's. In 2020, WWS acquired Rainier View Water Company, which provided water services adjacent to WWS East Gig Harbor operations. In 2023, WWS acquired Stroh's Water Company, which provided water service in the central and southwest Gig Harbor area to approximately 900 customers.

Exhibit 10. Washington Water Service System Locations, 2020



Source: Washington Water Service, 2020

Peninsula Light Water

Along with electricity, Peninsula Light Company provides water services to Gig Harbor and the Key Peninsula to consolidate the independent water systems in the area. It has more than 3,000 water service members in its 112-square mile region.

Thurston PUD

Thurston PUD provides water services to parts of Gig Harbor through the Qual Run 667 connection. The connection consists of two groundwater wells that produce over 16.7 million gallons of water and have 136,000 gallons of storage capacity. It serves approximately 200 water connections, with each household using an average of 226 gallons per day. Annual consumption is approximately 16.3 million gallons of water.

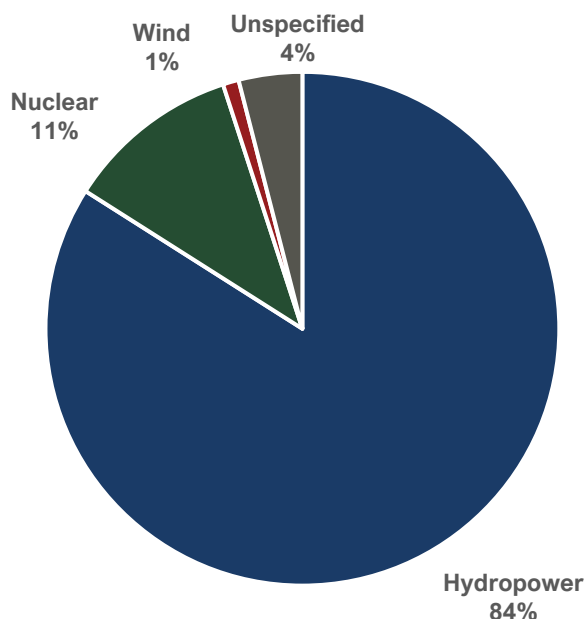
Electricity and Natural Gas

Gig Harbor electricity is provided through Peninsula Light Company, and its natural gas needs are met by Puget Sound Energy.

Peninsula Light Company

Peninsula Light Company (PenLight) is an electric cooperative that provides electricity services to over 30,000 homes and businesses across 112 square miles in Western Pierce County; its service territory encompasses Gig Harbor, Key Peninsulas, and Fox Island. Approximately 90% of its power is provided through Bonneville Power Administration (BPA). It also receives renewable energy from its Harvest Wind project. More than 80% of its fuel is derived from hydropower. See Exhibit 11.

Exhibit 11. PenLight Fuel Mix, 2022



Source: Peninsula Light Company, 2024

PenLight submits a Resource Plan to the Department of Commerce every two years, which forecasts its anticipated loads over the next five and ten years. The Resource Plan helps anticipate future need as population grows in the service territory. According to its 2022 Resource Plan, PenLight estimates that its annual total resources in 2031 is 69.08 MWa. Most power resources are anticipated to come from BPA, with an increasing trend of conservation and efficiency from 2021-2031.

Puget Sound Energy

Puget Sound Energy (PSE) is the exclusive natural gas provider for the City of Gig Harbor. Natural gas is sourced from the Rocky Mountains and Canada, transported via interstate pipelines, and then distributed through supply mains to residential, commercial, and industrial customers. The Operations Planning Department of PSE monitors development permits and land-use applications to plan for future natural gas facility needs.

PSE supplies natural gas to nearly 170,000 customers throughout Pierce County, including the Gig Harbor community. Its infrastructure in Pierce County includes 31 substations and nearly 3,000 gas mains. There is also a liquefied natural gas (LNG) satellite storage facility, located at 9610 Bujacich Road in Gig Harbor. The facility adds flexibility and resiliency to support short-term natural gas service delivery to the Gig Harbor community, particularly during peak weather events. See Exhibit 12 for its capacity.

Exhibit 12. Natural Gas Sales Peaking Resources – Gig Harbor LNG

	Withdrawal Capacity (Dth/Day)	Injection Capacity (Dth/Day)	Storage Capacity (Dth)	Transportation Tariff	Availability
Gig Harbor LNG	2,500	2,500	10,500	On-System	Current

Dth = dekatherm

Source: PSE 2023 Gas Utility Integrated Resource Plan, Appendices A-G

PSE prepares an Integrated Resource Plan (IRP) every two years, which forecasts demand over the next twenty years and evaluates how its resources will meet customers’ future natural gas supply needs. The IRP identifies major pipeline projects to enhance reliability, increase operational flexibility, and replace aging infrastructure. Recent local projects include the replacement of 11,200 feet of old gas mainlines along Canterwood Drive Northwest in Gig Harbor. In 2018, PSE identified the need for a long-term supply solution related to the Gas Reliability Marine Crossing, the only gas pipeline supply to the Gig Harbor peninsula. As of 2023, the project was in its initiation phase, with PSE evaluating cost-effective long-term supply solutions for delivering gas service to its customers on the Gig Harbor peninsula, Vashon Island, and Maury Island area.

Telecommunications

Telecommunications includes phone and internet services. These services are delivered to the City by numerous private providers. These providers include AT&T, Century Link, DIRECTV, DISH, Frontier Internet, HughesNet, Viasat, and XFINITY. All providers that serve the Gig Harbor community are under private ownership.

Federal and State regulations require that telecommunications purveyors provide adequate telecommunications services on demand. Continuing coordination between the City and telecommunications purveyors will help ensure maintenance of adequate levels of service as growth occurs.

The FCC National Broadband Map shows Gig Harbor fully served by fixed broadband as of December 2023. Gig Harbor shows nearly 100% coverage of mobile broadband, with 4G covering much of the area. However, there are select locations that show 57-71% coverage, particularly in more wooded, rural areas near the shoreline. To close this gap, Pierce County is making investments to bridge broadband gaps and improve broadband internet service improvements throughout the county, including in rural parts of the Gig Harbor region.

Solid Waste

Solid waste in Gig Harbor is managed by Murrey's Disposal, a private company under city contract. Murrey's Disposal provides solid waste collection services to more than 93,000 residential and 2,600 commercial customers in the Gig Harbor peninsula and north Pierce County region. The final disposal location is the 168-acre LRI Landfill located on a 320-acre site in Graham, Washington. It has capacity for approximately 29.2 million cubic yards.

The Purdy Transfer Station, located at 14515 54th Avenue NW in Gig Harbor, is owned by Pierce County and operated by Land Recovery, Inc. (LRI). The transfer station's current capacity is 82,125 tons per year. Located at the same site is a recycling center and compost facility, also owned by Pierce County. The composting facility has a current capacity of 29,200 tons of compost per year, which handles less than a quarter of the County's needs for composting capacity.

The Tacoma-Pierce Solid Waste Plan manages and plans solid waste management for the region over the next twenty years for the region. It is revised every 5 years, with the most recent revision in 2021. Under current planning conditions and future growth projections, the LRI landfill will reach its capacity in 2032. To manage capacity, Pierce County is considering solid waste transfer evaluations, such as potentially doubling the capacity of the Purdy Transfer Station. Pierce County is also working on a new Solid and Hazardous Waste Management Plan that will identify strategies to improve its infrastructure in anticipation of future regional population growth.

9.2.2 Future Needs

The adequate provision of high-quality, reliable, and affordable utility services is essential for the Gig Harbor community. With increased development and population growth, the utility systems and facilities must continue to expand and improve to meet higher demand. These improvements must occur alongside development to maintain levels of service. Therefore, Gig Harbor must continue to coordinate with its utility providers on growth and expansion to ensure reliable service provision to customers aligns with future development. Coordination also includes maintenance and replacement of aging infrastructure, construction of new utility infrastructure to increase capacity in response to future development,

9.2.3 Challenges and Opportunities

Challenges and opportunities for utilities include:

- **Aging Infrastructure:** Existing utility infrastructure, such as water pipes and sewer lift stations, are nearing the end of their lifespan and are in poor condition in need of replacement. The PSE natural gas marine pipeline also shows future need for replacement. Strong partnerships among City departments and utility providers will help ensure infrastructure upgrades are aligned with the City's priorities for existing infrastructure replacement and provide continuous service delivery.
- **Capacity Limitation and Expansion:** Projected population growth will increase demand for utility services, resulting in capacity constraints for specific utility services. Regarding sewer, the City desires to expand sewer extensions to individual residential parcels currently on septic systems. The sewer also shows limited capacity in some pipe sections that require replacement and the general expansion of its lift stations, force mains, and gravity sewer extensions. The solid waste capacity of the LRI landfill also shows constrained capacity as it accommodates regional growth and the potential future expansion of the Purdy Transfer Station. The Public Works Department should coordinate with utility providers and appropriate jurisdictional agencies to allow for an efficient and seamless infrastructure expansion.
- **Innovation and Resiliency:** As technology advances, utility providers have the opportunity to upgrade their infrastructure with greater resilience. Future upgrades include installing flow meters at all sewer lift stations to help with wet weather flow management to increase resilience to flooding; exploring the value of using reclaimed water as a water resource management strategy to optimize wastewater treatment plant capacity and enhance local surface and ground waters. Proactively embracing innovative technologies and solutions that incorporate resiliency can enhance the utility providers' service reliability, cost-effectiveness, and long-term sustainability.

9.3 Goals and Policies

► UT-1 Coordinate the efficient siting of new utility services and infrastructure to minimize impacts.

- UT-1.1 Locate utility lines within existing right-of-way corridors and provide sufficient rights-of-way for utilities in new developments.
- UT-1.2 Minimize impacts of the maintenance of transmission lines on the natural environment.
- UT-1.3 Provide sufficient natural vegetative screening, buffers, and setbacks from electric utility substations.
- UT-1.4 Ensure compatibility between local utilities and nearby development.
- UT-1.5 Encourage the underground installation of new utilities and undergrounding of existing utilities where possible.
- UT-1.6 Coordinate the undergrounding of utility feeder and distribution lines in visually sensitive areas with Peninsula Light Company through agreements for cost sharing, timing, and phasing.

- UT-1.7 Coordinate utility improvements and undergrounding with providers as part of major road realignment or construction projects.
- UT-1.8 Coordinate the development of new public and private infrastructure facilities to co-locate facilities in shared alignments and minimize construction-related disruptions.
- UT-1.9 Ensure that all utility infrastructure is installed consistent with City policy and requirements for the protection of the public's health, safety and welfare.
- UT-1.10 Maintain an inventory of utility facilities and alignments in GIS, and ensure it is consistently updated in collaboration with private utility providers.

► **UT-2 Encourage energy conservation in the community to minimize the need for new facilities and resource use.**

- UT-2.1 Support electricity and water conservation programs by utilities to reduce future needs for additional infrastructure.
- UT-2.2 Encourage conservation efforts by utilities to minimize the demand for nonrenewable resources and emissions of greenhouse gases.
- UT-2.3 Provide flexible siting guidelines for buildings to allow for maximum solar access where on-site solar power generation would be practical.
- UT-2.4 Provide flexible road-width standards to minimize impervious surfaces, surface water quality impacts, and the use of pavement construction materials.
- UT-2.5 Encourage the use of energy conservation and sustainable on-site generation features in new development projects through site development incentives.
- UT-2.6 Encourage ongoing changes to the Washington State Energy Code that allow for financially sustainable energy conservation improvements.

► **UT-3 Provide sufficient stormwater management infrastructure to address stormwater runoff quality and quantity to applicable standards.**

- UT-3.1 Maintain a stormwater management program that is in compliance with National Pollution Discharge Elimination System (NPDES) standards.
- UT-3.2 Provide stormwater management design standards that maintain adequate levels of storage and treatment while considering economic efficiency and environmental protection.
- UT-3.3 Explore the use of Local Improvement Districts (LIDs) to support necessary upgrades to local stormwater facilities and ensure developers bear the costs of required improvements related to their projects.

► **UT-4 Coordinate the delivery of high-quality potable water with sufficient volume and pressure.**

- UT-4.1 Upgrade substandard water systems within the City limits to provide sufficient fire flows and comply with fire protection codes.
- UT-4.2 Provide for facility charges for new development and major redevelopment projects to upgrade existing water systems to maintain expected standards under increased demand.
- UT-4.3 Encourage water conservation through programs and incentives for residential and commercial users.
- UT-4.4 Promote landscaping and irrigation systems with lower water demands to reduce water consumption.
- UT-4.5 Coordinate a Water System Plan for the City Water Service Area that is consistent with the Comprehensive Plan.
- UT-4.6 Explore the use of reclaimed water in the city to reduce demands for potable water.

► **UT-5 Provide adequate wastewater conveyance and treatment facilities to protect human and environmental health and meet applicable standards.**

- UT-5.1 Maintain a Sewer Comprehensive Plan to identify needed wastewater infrastructure over the next twenty years.
- UT-5.2 Plan for the expansion of wastewater treatment plant capacity to meet future expected demands.
- UT-5.3 Provide sewer services to properties within the unincorporated urban growth area consistent with adopted policies on extension requests.
- UT-5.4 Require connections to the city sewer system under the following conditions:
 - For new residential and commercial development, if the development is within city limits, or if it is within the unincorporated urban growth area and within 200 feet of a city sewer line.
 - For existing residential and commercial development not serviced by the city sewer system, it is within 200 feet of a city sewer line and there has been a failure in on-site treatment documented by the Tacoma-Pierce County Health Department.
- UT-5.5 Explore Local Improvement Districts (LID) as a means to support upgrades to existing sewer systems or the provision of new sewer lines.
- UT-5.6 Require all new development in the unincorporated urban growth area requesting city sewer service to be compliant with all applicable city design standards.

► **UT-6 Coordinate with providers and government organizations to maintain and improve the quality of telecommunications service in the city.**

- UT-6.1 Coordinate planning with the Washington State Utilities and Transportation Commission and telecom companies providing service to Gig Harbor to identify facility and infrastructure needs within the city and urban growth area.
- UT-6.2 Maintain an inventory of the existing and planned telecommunications facilities needed to provide services to the city and urban growth area.

► **UT-7 Ensure that the city is served by a comprehensive solid waste management system that is efficient and environmentally sustainable.**

- UT-7.1 Support an integrated solid waste management system that includes provisions for reduction, recycling, and disposal.
- UT-7.2 Support comprehensive recycling and composting programs for residential and commercial users to divert materials from landfills.
- UT-7.3 Support a residential hazardous waste program that ensures the safe collection, recycling, and disposal of hazardous materials, and protects environmental safety and human health.
- UT-7.4 Ensure compliance with the County comprehensive solid waste management plan in addressing organic materials management capacity.

► **UT-8 Support the reliable and safe provision of natural gas that is coordinated with current and future needs.**

- UT-8.1 Ensure that current and planned natural gas infrastructure and facilities meets expected demands.
- UT-8.2 Coordinate with providers to integrate natural gas facilities with surrounding land uses and protect corridors from incompatible encroachments.
- UT-8.3 Consider climate change policies and energy consumption trends in the management of natural gas facilities.

Policy Audit Document

Previous Plan Content		Rationale for Change	Recommended Content
9.1: COORDINATE WITH UTILITY PROVIDERS FOR THE LOCATION OF NEW UTILITY SERVICES		Edit for brevity and clarity.	UT-1 Coordinate the efficient siting of new utility services and infrastructure to minimize impacts.
9.1.1	Location	Remove headers and provide these as top-level policies.	[REMOVED]
a)	Locate utility lines within existing right-of-way corridors and provide for sufficient right-of-way in new developments to accommodate anticipated utility improvements.	Edit for brevity and clarity.	UT-1.1 Locate utility lines within existing right-of-way corridors and provide sufficient rights-of-way for utilities in new developments.
b)	Provide for the maintenance of transmission line rights-of-way in a manner which is sensitive to the natural environment while providing the required level of maintenance service.	Edit for brevity and clarity.	UT-1.2 Minimize impacts of the maintenance of transmission lines on the natural environment.
c)	Provide for the location of electric utility substations and service areas within the city and urban area in such a manner so as to avoid the elimination of natural vegetative screens or buffers and to provide sufficient setback from existing uses to minimize conflicts.	Edit for brevity and clarity.	UT-1.3 Provide sufficient natural vegetative screening, buffers, and setbacks from electric utility substations.
d)	Ensure the compatibility of local utility installations and development with adjacent land uses which is aesthetically pleasing and economically reasonable.	Edit for brevity and clarity.	UT-1.4 Ensure compatibility between local utilities and nearby development.
9.1.2.	Installation	Remove headers and provide these as top-level policies.	[REMOVED]
a)	Encourage all new utility distribution and service lines serving new subdivisions and developments to be located underground.	- Edit for brevity and clarity. - Note the application to existing facilities as well.	UT-1.5 Encourage the underground installation of new utilities and undergrounding of existing utilities where possible.

Previous Plan Content	Rationale for Change	Recommended Content
e) Work with Peninsula Light Company in developing an agreement for cost sharing, timing and phasing of the eventual undergrounding of utility feeder and distribution lines along principal view routes within the city and in designated visually sensitive areas.	Moved up from below for consistency with UT-1.5.	UT-1.6 Coordinate the undergrounding of utility feeder and distribution lines in visually sensitive areas with Peninsula Light Company through agreements for cost sharing, timing, and phasing.
b) Require that all utility providers operating within the City of Gig Harbor and the City urban area coordinate with the City on major road realignment or construction projects for the installation of the appropriate conduits or service lines for the eventual undergrounding of aerial feeder and service lines.	Edit for brevity and clarity.	UT-1.7 Coordinate utility improvements and undergrounding with providers as part of major road realignment or construction projects.
c) Coordinate with utility providers for the co-location of new public and private utility distribution lines in shared trenches and coordinate construction timing to minimize construction-related disruptions to the public.	Edit for brevity and clarity.	UT-1.8 Coordinate the development of new public and private infrastructure facilities to co-locate facilities in shared alignments and minimize construction-related disruptions.
d) Coordinate with the City of Gig Harbor Department of Public Works to assure that utility lines are installed consistent with City policy and requirements for the protection of the public's health, safety and welfare.	Edit for brevity and clarity.	UT-1.9 Ensure that all utility infrastructure is installed consistent with City policy and requirements for the protection of the public's health, safety and welfare.
[NEW]	Additional policy to provide the city with the capacity to coordinate utility systems.	UT-1.10 Maintain an inventory of utility facilities and alignments in GIS, and ensure it is consistently updated in collaboration with private utility providers.
9.2: ENCOURAGE THE CONSERVATION OF ENERGY RESOURCES	Edit for brevity and clarity.	UT-2 Encourage energy conservation in the community to minimize the need for new facilities and resource use.
9.2.1. Energy Demand	Remove this subheading as the need for it is unclear.	[REMOVED]
a) Facilitate and encourage the conservation of resources to delay or off-set the need for additional facilities for electrical energy and water resource consumption.	Edit for brevity and clarity.	UT-2.1 Support electricity and water conservation programs by utilities to reduce future needs for additional infrastructure.

Previous Plan Content	Rationale for Change	Recommended Content
g) Encourage utility conservation efforts and infrastructure that minimize demand for natural resources.	▪ Edit for clarity.	UT-2.2 Encourage conservation efforts by utilities to minimize the demand for nonrenewable resources and emissions of greenhouse gases.
b) Provide innovative siting guidelines for buildings to encourage maximum solar access on appropriate sites.	▪ Edit for clarity.	UT-2.3 Provide flexible siting guidelines for buildings to allow for maximum solar access where on-site solar power generation would be practical.
c) Consider alternative and variable road-width standards, commensurate with the intensity and degree of development, to reduce the amount of asphaltic base compounds used in road construction.	▪ Edit for brevity and clarity.	UT-2.4 Provide flexible road-width standards to minimize impervious surfaces, surface water quality impacts, and the use of pavement construction materials.
d) Encourage and promote the construction of developments which employ energy conservation features in the design of buildings.	▪ Combine with (c) below.	UT-2.5 Encourage the use of energy conservation and sustainable on-site generation features in new development projects through site development incentives.
e) Provide incentives by utilizing innovative zoning techniques which encourage the development of residential subdivisions that employ energy conservation features.	▪ Combined with (d) above.	[REMOVED]
f) Continued enforcement of the Washington State Energy Code.	▪ Edit for clarity.	UT-2.6 Encourage ongoing changes to the Washington State Energy Code that allow for financially sustainable energy conservation improvements.
9.3: PLAN FOR AND PROVIDE ADEQUATE STORM DRAINAGE FACILITIES TO MANAGE AND CONTROL STORM WATER RUNOFF.	▪ Edit for clarity.	UT-3 Provide sufficient stormwater management infrastructure to address stormwater runoff quality and quantity to applicable standards.
9.3.1. Develop and implement storm water management guidelines and standards.	▪ Remove this top-level header in favor of individual policies.	[REMOVED]
b) Develop a storm water management program which complies with National Pollution Discharge Elimination System (NPDES) standards.	▪ Reordered to highlight NPDES standards.	UT-3.1 Maintain a stormwater management program that is in compliance with National Pollution Discharge Elimination System (NPDES) standards.
a) Develop and implement storm water management design standards that ensure an adequate level of containment which is both economically reasonable and environmentally responsible.	▪ Edit for brevity and clarity.	UT-3.2 Provide stormwater management design standards that maintain adequate levels of storage and treatment while considering economic efficiency and environmental protection.

Previous Plan Content	Rationale for Change	Recommended Content
c) Provide for the upgrade of existing, substandard storm water systems through a combination of funding sources, with special emphasis on forming Local Improvement Districts (LID) for those areas which are in critical need of improved storm water facilities.	Edit for clarity.	UT-3.3 Explore the use of Local Improvement Districts (LIDs) to support necessary upgrades to local stormwater facilities and ensure developers bear the costs of required improvements related to their projects.
9.4: PROVIDE AN ADEQUATE SUPPLY OF HIGH QUALITY POTABLE WATER.	- Edit for clarity. - Note that this goal needs to consider the role of private water providers as well.	UT-4 Coordinate the delivery of high-quality potable water with sufficient volume and pressure.
9.4.1. Upgrade and maintain a municipal water system which provides a high quality and quantity of potable water to residential, commercial and industrial users.	- Provide for a single level. - Remove as redundant with the goal above.	[REMOVED]
a) Provide for the upgrade of substandard water systems within the City limits to comply with City Fire Protection Codes.	Edit for brevity and clarity.	UT-4.1 Upgrade substandard water systems within the City limits to provide sufficient fire flows and comply with fire protection codes.
b) Require new projects and developments and substantial redevelopment of existing developments to participate in the upgrade of existing water systems to meet the latest City Fire Protection Code standards.	Edited to clarify policy direction to upgrading systems to meet expanded demand, not that development charges would pay for other capacity improvement.	UT-4.2 Provide for facility charges for new development and major redevelopment projects to upgrade existing water systems to maintain expected standards under increased demand.
c) Encourage water conservation through a variety of programs and incentives for residential and commercial users.	Edit for brevity.	UT-4.3 Encourage water conservation through programs and incentives for residential and commercial users.
d) Consider alternatives to water-consumptive landscaping and encourage the use of plant stock and irrigation systems which do not have intensive water-use demands.	Edit for brevity and clarity.	UT-4.4 Promote landscaping and irrigation systems with lower water demands to reduce water consumption.
e) Implement the goals and objectives of the City of Gig Harbor's Water System Plan within the City's Water Service Area.	Edit for clarity.	UT-4.5 Coordinate a Water System Plan for the City Water Service Area that is consistent with the Comprehensive Plan.
[NEW]	Change Goal 9.6 to a policy.	UT-4.6 Explore the use of reclaimed water in the city to reduce demands for potable water.
9.5: OPERATE AND MAINTAIN AN EFFICIENT WASTE WATER TREATMENT FACILITY WHICH IS CAPABLE OF PROVIDING THE NEEDED SEWER CAPACITY FOR THE CITY AND ITS URBAN GROWTH AREA.	Edit for brevity and clarity.	UT-5 Provide adequate wastewater conveyance and treatment facilities to protect human and environmental health and meet applicable standards.

Previous Plan Content	Rationale for Change	Recommended Content
9.5.1. Increase the capacity and overall efficiency of the City of Gig Harbor waste water treatment facility by planning for phased expansion and improvements consistent with the City's capital facilities plan.	- Edit for brevity and clarity. - Eliminate hierarchical structure and provide all policies at the same level. - Move this to UT-5.2, below the Sewer Comprehensive Plan.	[REMOVED]
a) Develop and implement the City of Gig Harbor Sewer Comprehensive Plan which provides for capacity and timing of needed sewage infrastructure for a projected twenty-year growth period.	Edit for brevity and clarity.	UT-5.1 Maintain a Sewer Comprehensive Plan to identify needed wastewater infrastructure over the next twenty years.
[ADD]	Added from 9.5.1.	UT-5.2 Plan for the expansion of wastewater treatment plant capacity to meet future expected demands.
b) Provide sewer service to properties outside of the City limits, but within the urban area, consistent with adopted policies on sewer service extension requests.	- Edit for brevity and clarity. - Combine considerations with (c) below.	UT-5.3 Provide sewer services to properties within the unincorporated urban growth area consistent with adopted policies on extension requests.
c) Require new residential and commercial development within City limits to connect to the City sewer system. Within the unincorporated area served, or to be served by city sewer within six years of the development date, require sewer connection if the development is within 200 feet of the city sewer line.	- Edit for brevity and clarity. - Consolidate with (d).	UT-5.4 Require connections to the city sewer system under the following conditions: - For new residential and commercial development, if the development is within city limits, or if it is within the unincorporated urban growth area and within 200 feet of a city sewer line. - For existing residential and commercial development not serviced by the city sewer system, it is within 200 feet of a city sewer line and there has been a failure in on-site treatment documented by the Tacoma-Pierce County Health Department.
d) Require existing residential and commercial development within 200 feet of a city sewer line to connect to city sewer if there is failure of on-site septic systems, as documented by the Tacoma-Pierce County Health Department.	- Edit for brevity and clarity. - Consolidated with (c).	[REMOVED]

Previous Plan Content	Rationale for Change	Recommended Content
e) Utilize Local Improvement Districts (LID) as a viable funding source for the upgrade or provision of new sewer lines and related support systems to existing developments.	Edit for brevity and clarity.	UT-5.5 Explore Local Improvement Districts (LID) as a means to support upgrades to existing sewer systems or the provision of new sewer lines.
f) Require, as a condition of a sewer service agreement contract, that all new development in the unincorporated area which request City sewer service to be designed and constructed consistent with applicable City design standards.	Edit for brevity and clarity.	UT-5.7 Require all new development in the unincorporated urban growth area requesting city sewer service to be compliant with all applicable city design standards.
		UT-5.5 Explore Local Improvement Districts (LID) as a means to support upgrades to existing sewer systems or the provision of new sewer lines. UT-5.6 Require all new development in the unincorporated urban growth area requesting city sewer service to be compliant with all applicable city design standards.
9.6: EXPLORE OPTIONS TO CREATE RECLAIMED WATER (ALSO KNOWN AS CLASS A WATER) AT THE CITY'S EXISTING WASTEWATER TREATMENT PLANT WHILE STUDYING THE BENEFITS AND POTENTIAL USES FOR RECLAIMED WATER IN THE CITY OF GIG HARBOR.	Removed as a Goal without policies; changed into a policy under potable water above.	[REMOVED]

Previous Plan Content	Rationale for Change	Recommended Content
9.7: TELECOMMUNICATIONS SERVICES - COORDINATE WITH PENINSULA TELECOM, CELLULAR ONE AND TCI CABLE, THE WASHINGTON STATE UTILITIES AND TRANSPORTATION COMMISSION (WUTC) AND OTHER. TELECOMMUNICATION COMPANIES TO MAINTAIN AND ENHANCE THE DEVELOPMENT AND OPERATION OF A QUALITY COMMUNICATIONS SYSTEM THAT WILL MEET THE NEEDS OF THE CITY'S PRESENT AND FUTURE URBAN SERVICE AREA.	Edit for brevity and clarity.	UT-6 Coordinate with providers and government organizations to maintain and improve the quality of telecommunications service in the city.
9.7.1. Telecommunications Planning Responsibilities. Work with Peninsula Telecom , Cellular One, VIACOM Cable, the WUTC and other agencies as provided by state law to identify requirements, facility locations and other particulars necessary for the planning and development of telecommunication facilities to meet regional and local needs within the City's urban growth area.	Edit for brevity and clarity.	UT-6.1 Coordinate planning with the Washington State Utilities and Transportation Commission and telecom companies providing service to Gig Harbor to identify facility and infrastructure needs within the city and urban growth area.
9.7.2. Facilities. Following appropriate consultations with the Washington State Utilities and Transportation Commission (WUTC) and other regional and municipal jurisdictions as to safety and need, the city will develop a map which shows the location of existing and proposed location and capacity of telephone switching equipment, telecommunication towers, antennae, dishes and other facilities necessary (other than local overhead cable lines) to serve the Peninsula and the City of Gig Harbor urban growth area.	Edit for brevity and clarity.	UT-6.2 Maintain an inventory of the existing and planned telecommunications facilities needed to provide services to the city and urban growth area.
[NEW]	Add considerations for solid waste.	UT-7 Ensure that the city is served by a comprehensive solid waste management system that is efficient and environmentally sustainable.
[NEW]	Add new solid waste policies.	UT-7.1 Support an integrated solid waste management system that includes provisions for reduction, recycling, and disposal.

Previous Plan Content	Rationale for Change	Recommended Content
[NEW]	Add new solid waste policies.	UT-7.2 Support comprehensive recycling and composting programs for residential and commercial users to divert materials from landfills.
[NEW]	Add new solid waste policies.	UT-7.3 Support a residential hazardous waste program that ensures the safe collection, recycling, and disposal of hazardous materials, and protects environmental safety and human health.
[NEW]	Add new solid waste policies.	UT-7.4 Ensure compliance with the County comprehensive solid waste management plan in addressing organic materials management capacity.
[NEW]	Add considerations for natural gas.	UT-8 Support the reliable and safe provision of natural gas that is coordinated with current and future needs.
[NEW]	Add new natural gas-related policy to define general implementation of the goal above.	UT-8.1 Ensure that current and planned natural gas infrastructure and facilities meets expected demands.
[NEW]	Add new natural gas-related policy to define general implementation of the goal above.	UT-8.2 Coordinate with providers to integrate natural gas facilities with surrounding land uses and protect corridors from incompatible encroachments.
[NEW]	Add new natural gas-related policy to define general implementation of the goal above.	UT-8.3 Consider climate change policies and energy consumption trends in the management of natural gas facilities.

13 Capital Facilities

13.1

13.2 Goals and Policies

► **CF-1 Plan for effective, cost-efficient services for city residents and businesses.**

CF-1.1 Provide a six-year schedule under the Capital Improvement Program for the planning and costing of all major capital improvement projects.

CF-1.2 Prioritize capital improvements based on the following criteria:

- The investment is needed to correct existing deficiencies, replace needed facilities or to provide facilities required for future growth;
- The investment contributes to lessening or eliminating a public hazard;
- The investment contributes to minimizing or eliminating any existing condition of public facility capacity deficits;
- The investment is financially feasible;
- The investment conforms with future land uses and needs based upon projected growth;.
- The investment will not generate public facility demands that exceed capacity increases under the six-year Capital Improvement Program; and
- The investment will not have a detrimental impact on the local budget.

CF-1.3 Recognize the urban growth area as the sanitary sewer service area.

► **CF-2 Ensure that the development of new capital facilities is fiscally sustainable.**

CF-2.1 Coordinate capital investments to minimize life-cycle costs to the city and the public.

CF-2.2 Allocate sewer and water connection fee revenues to capital improvements related to expansion of these facilities.

CF-2.3 Consider funding measures that require developers to provide a fair-share contribution to public facility improvements commensurate with the impacts of the development.

CF-2.4 Adopt annual capital budgets as part of the annual budgeting process that consider the six-year capital improvement program.

CF-2.5 Secure external funding, including public grants and private funds as available, to help finance capital improvements.

- CF-2.6 Ensure that fiscal policies to direct expenditures for capital improvements are consistent with other Comprehensive Plan elements.
- CF-2.7 Review and update this element and the Land Use Element as required if probable funding falls short of meeting the identified needs of this plan, including a reassessment of improvement needs, priorities, level of service standards, and revenue sources.

► **CF-3 Provide city infrastructure and facilities that are efficient and safe and enhance local quality of life and human and environmental health.**

- CF-3.1 Ensure that public services are available from the city, property developers, private providers, and others to support demands derived from new development at adopted level of service standards.
- CF-3.2 Encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.
- CF-3.3 Promote the conservation, preservation or revitalization of commercial and residential areas within the downtown business area and along the shoreline area of Gig Harbor
- CF-3.4 Coordinate land use decisions and financial resources with capital improvement planning to maintain and improve adopted level of service standards, and support future facility needs.
- CF-3.5 Plan for the provision and extension of capital facilities in Shoreline Management Areas consistent with the goals, policies and objectives of the city's Shoreline Master Program.
- CF-3.6 Ensure that benefits of capital investments to overburdened communities and historically disadvantaged populations are prioritized.

Policy Audit Document

Previous Plan Content	Rationale for Change	Recommended Content
13.1 PROVIDE NEEDED PUBLIC FACILITIES TO ALL OF THE CITY RESIDENTS IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, WHICH MAXIMIZES THE USE OF EXISTING FACILITIES AND WHICH PROMOTE ORDERLY AND HIGH QUALITY URBAN GROWTH.	This consideration has been reworked to ensure that there are policies under goals, and to focus the policy goals under this element.	CF-1 Plan for effective, cost-efficient services for city residents and businesses.
13.1.1. Capital improvement projects identified for implementation and costing more than \$25,000 shall be included in the Six Year Schedule of Improvement of this element. Capital improvements costing less than \$25,000 should be reviewed for inclusion in the six-year capital improvement program and the annual capital budget.	Revise for brevity and clarity.	CF-1.1 Provide a six-year schedule under the Capital Improvement Program for the planning and costing of all major capital improvement projects.
13.1.2. Proposed capital improvement projects shall be evaluated and prioritized using the following guidelines as to whether the proposed action would:	Revise for brevity and clarity.	CF-1.2 Prioritize capital improvements based on the following criteria:
a) Be needed to correct existing deficiencies, replace needed facilities or to provide facilities required for future growth;	Revise for brevity and clarity.	The investment is needed to correct existing deficiencies, replace needed facilities or to provide facilities required for future growth;
b) Contribute to lessening or eliminating a public hazard;	Revise for brevity and clarity.	The investment contributes to lessening or eliminating a public hazard;
c) Contribute to minimizing or eliminating any existing condition of public facility capacity deficits;	Revise for brevity and clarity.	The investment contributes to minimizing or eliminating any existing condition of public facility capacity deficits;
d) Be financially feasible;	Revise for brevity and clarity.	The investment is financially feasible;
e) Conform with future land uses and needs based upon projected growth;	Revise for brevity and clarity.	The investment conforms with future land uses and needs based upon projected growth;.

Previous Plan Content	Rationale for Change	Recommended Content
f) Generate public facility demands that exceed capacity increase in the six-year schedule of improvements;	Revise for brevity and clarity.	The investment will not generate public facility demands that exceed capacity increases under the six-year Capital Improvement Program; and
g) Have a detrimental impact on the local budget.	Revise for brevity and clarity.	The investment will not have a detrimental impact on the local budget.
[NEW]	- Move up 13.1.4 here. - Revise for brevity and clarity.	CF-1.3 Recognize the urban growth area as the sanitary sewer service area.
[NEW]	Divide the policies to recognize different goals.	CF-2 Ensure that the development of new capital facilities is fiscally sustainable.
[NEW]	Provide an initial policy to reinforce a focus on fiscal sustainability.	CF-2.1 Coordinate capital investments to minimize life-cycle costs to the city and the public.
13.1.3. The City sewer and water connection fee revenues shall be allocated to capital improvements related to expansion of these facilities	Revise for brevity and clarity.	CF-2.2 Allocate sewer and water connection fee revenues to capital improvements related to expansion of these facilities.
13.1.4. The City identifies its sanitary sewer service area to be the same as the urban growth area. Modifications to the urban growth boundary will constitute changes to the sewer service area.	Moved to CF-1.3 above.	[DELETED]
13.1.5. Appropriate funding mechanisms for development's fair-share contribution toward other public facility improvements, such as transportation, parks/recreation, storm drainage, will be considered for implementation as these are developed by the City.	Revise for brevity and clarity.	CF-2.3 Consider funding measures that require developers to provide a fair-share contribution to public facility improvements commensurate with the impacts of the development.
13.1.6. The City shall continue to adopt annual capital budget and six-year capital improvement program as part of its annual budgeting process.	Revise for brevity and clarity.	CF-2.4 Adopt annual capital budgets as part of the annual budgeting process that consider the six-year capital improvement program.
13.1.7. Every reasonable effort shall be made to secure grants or private funds as available to finance the provision of capital improvements.	Revise for brevity and clarity.	CF-2.5 Secure external funding, including public grants and private funds as available, to help finance capital improvements.

Previous Plan Content	Rationale for Change	Recommended Content
13.1.8. Fiscal policies to direct expenditures for capital improvements will be consistent with other Comprehensive Plan elements.	Revise for clarity.	CF-2.6 Ensure that fiscal policies to direct expenditures for capital improvements are consistent with other Comprehensive Plan elements.
13.1.12. If probable funding falls short of meeting the identified needs of this plan, the City will review and update the plan, as needed. The City will reassess improvement needs, priorities, level of service standards, revenue sources and the Land Use Element.	Revise for brevity and clarity.	CF-2.7 Review and update this element and the Land Use Element as required if probable funding falls short of meeting the identified needs of this plan, including a reassessment of improvement needs, priorities, level of service standards, and revenue sources.
[NEW]	Provide a new policy goal to focus identified policies.	CF-3 Provide city infrastructure and facilities that are efficient and safe and enhance local quality of life and human and environmental health.
13.1.9. The City and/ or developers of property within the City shall provide for the availability of public services needed to support development concurrent with the impacts of such development subsequent to the adoption of the Comprehensive Plan. These facilities shall meet the adopted level of service standards.	Revise for brevity and clarity.	CF-3.1 Ensure that public services are available from the city, property developers, private providers, and others to support demands derived from new development at adopted level of service standards.
13.1.10. The City will support and encourage joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.	Revise for brevity and clarity.	CF-3.2 Encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.
13.1.11. The City will emphasize capital improvement projects which promote the conservation, preservation or revitalization of commercial and residential areas within the downtown business area and along the shoreline area of Gig Harbor, landward of Harborview Drive and North Harborview Drive.	Revise for brevity and clarity.	CF-3.3 Promote the conservation, preservation or revitalization of commercial and residential areas within the downtown business area and along the shoreline area of Gig Harbor
[NEW]	- Drawn from Goal 13.5 - Revised for brevity and clarity.	CF-3.4 Coordinate land use decisions and financial resources with capital improvement planning to maintain and improve adopted level of service standards, and support future facility needs.

Previous Plan Content	Rationale for Change	Recommended Content
[NEW]	▪ Draw from Goal 13.6. ▪ Revised for brevity and clarity.	CF-3.5 Plan for the provision and extension of capital facilities in Shoreline Management Areas consistent with the goals, policies and objectives of the city's Shoreline Master Program.
[NEW]	▪ Address racially disparate impacts.	CF-3.6 Ensure that benefits of capital investments to overburdened communities and historically disadvantaged populations are prioritized.
13.2. PROVIDE CAPITAL IMPROVEMENT TO CORRECT EXISTING DEFICIENCIES, TO REPLACE WORN OUT OR OBSOLETE FACILITIES AND TO ACCOMMODATE FUTURE GROWTH, AS INDICATED IN THE SIX-YEAR SCHEDULE OF IMPROVEMENTS.	▪ Remove as redundant.	[REMOVED]
13.3. FUTURE DEVELOPMENT SHOULD BEAR ITS FAIR-SHARE OF FACILITY IMPROVEMENT COSTS NECESSITATED BY DEVELOPMENT IN ORDER TO ACHIEVE AND MAINTAIN THE CITY'S ADOPTED LEVEL OF STANDARDS AND MEASURABLE OBJECTIVES.	▪ Consolidate in CF-2.2.	[REMOVED]
13.4. THE CITY SHOULD MANAGE ITS FISCAL RESOURCES TO SUPPORT THE PROVISION OF NEEDED CAPITAL IMPROVEMENTS FOR ALL DEVELOPMENTS.	▪ Remove as redundant.	[REMOVED]
13.5. THE CITY SHOULD COORDINATE LAND USE DECISIONS AND FINANCIAL RESOURCES WITH A SCHEDULE OF CAPITAL IMPROVEMENTS TO MEET ADOPTED LEVEL OF SERVICE STANDARDS, MEASURABLE OBJECTIVES AND PROVIDE EXISTING FUTURE FACILITY NEEDS.	▪ Remove and provide as policy CF-3.4.	[REMOVED]
13.6. THE CITY SHOULD PLAN FOR THE PROVISION OR EXTENSION OF CAPITAL FACILITIES IN SHORELINE MANAGEMENT AREAS, CONSISTENT WITH THE GOALS, POLICIES AND OBJECTIVES OF THE CITY OF GIG HARBOR SHORELINE MASTER PROGRAM.	▪ Remove and provide as policy CF-3.5.	[REMOVED]

From: [Loreto](#)
To: [Robin Bolster-Grant](#)
Cc: [Michelle Thomas](#)
Subject: Worthwhile?
Date: Wednesday, September 4, 2024 9:54:59 AM

Hi Robin,

Yep, it's me!

Had a thought, and did a stare and compare between the goals and policies sections in Gig Harbor's 08 Essential Public Facilities and 09 Utilities elements and various Pierce County documents.

I don't have enough background to know if the comprehensive plan for Gig Harbor needs to include/mirror relevant elements from the county level or not. So, I'm stopping after my attempts with elements 08 and 09

Let me know what you think.

Here you go:

08 Essential Public Facilities

Some goals/policies missing from the Gig Harbor list that may be important, that are present in the Pierce County Pierce Countywide Planning Policies document dated 12 Dec 2022

EPF-4.3 Impacts of facility siting on urban growth area designations and policies: This section is not present in the Gig Harbor list, which could be important for coordinating facility siting with urban growth area planning.

EPF-6.7 Impacts of climate change, economic, and health impacts: While Gig Harbor's EF-3.1 mentions environmental impacts, it doesn't explicitly address climate change, economic, and health impacts, which are crucial considerations for facility siting.

EPF-6.8 Addressing rising sea water by siting and planning for relocation: This element is missing from the Gig Harbor list, which could be relevant for coastal areas like Gig Harbor.

EPF-6.12 Maintenance of standards congruent with applicable governmental regulations: This element ensures that facilities meet changing regulatory requirements, which is not explicitly mentioned in the Gig Harbor list.

EPF-7 Locally adopted policies on facility siting shall be coordinated with and advance other planning goals: While Gig Harbor's EF-3.2 mentions consistency with the Comprehensive Plan, this section emphasizes the importance of coordinating facility siting with broader planning goals, such as reducing sprawl, promoting economic development, and protecting the environment.

09 Utilities

Some elements missing, that may be important, from the Gig Harbor list that are present in the Pierce County Code 18S.40.130 Utilities:

1. **Prohibition of new solid waste disposal facilities or transfer facilities in shoreline areas:** Pierce County's policy explicitly prohibits new solid waste facilities in shoreline areas, while Gig Harbor's list doesn't address this issue.
2. **Requirement for utilities to be underground:** Pierce County's regulations mandate that utilities should be underground unless technically prohibitive, while Gig Harbor's list only encourages underground installation.
3. **Protection of public safety and prevention of adverse impacts on navigation, public access, recreation, and other approved shoreline development:** Pierce County's policies emphasize the importance of protecting public safety and preventing adverse impacts, which is not explicitly mentioned in Gig Harbor's list.
4. **Restoration of work sites after construction and maintenance of mitigation measures:** Pierce County's regulations require restoration of work sites and maintenance of mitigation measures, which is not mentioned in Gig Harbor's list.
5. **Review of normal utilities associated with a principal use:** Pierce County's policies require reviewing utilities associated with a principal use, which is not explicitly mentioned in Gig Harbor's list.

Demonstration of need for a shoreline location: Pierce County's policies require applicants to demonstrate the need for a shoreline location, which is not mentioned in Gig Harbor's list.

Comments from Julie Martin regarding Facilities September 5, 2024 Planning Commission Meeting

8.1 Essential Facilities When the introduction is completed, please reference appropriate RCWs and other regulatory requirements.

Can we add a general statement to all of the introductions regarding developing conservation plans/methods for water?

WASTEWATER

Starting on page 11 the topic of septic tanks is discussed. On page 12 it states the City hopes to connect these parcels to the City sewer system by 2050. I would like to see a little more verbiage as to why the City needs 25 years to complete please.

Is there a phased plan for bringing on some of these parcels before 2050? Is it built into future upgrade plans?

Regarding exhibits that reference data points do we have more up to date information than from 2017? If not can we state why we are using 7 year old data please.

Utility Capacity

Can we summarize the “Build-Out” or capacity needs to state the city can accommodate the growth targets for housing units and employment?

Who will bare the costs. UT-3.3 states we should explore LIDs, I would like to see we should develop plans for implementing LIDs where feasible please.

UT-4.4 Irrigation systems, I would like to see the city develop approved system standards for new irrigation systems and replacement systems if possible with the goal of reducing water usage.

UT-4.4 *Develop* a plan for reclaimed water process and use

UT-5.4 is this aligned with the city hopes to have all septic users converted by 2050?

UT-8.1 what is utilities cannot meet growth needs, can the city limit growth?

CF – would like to add a statement about conservation and reduction please

HALSAN EF & P, LLC
REAL ESTATE DEVELOPMENT & CONSULTING SERVICES

September 4, 2024

City of Gig Harbor Planning Commission
3510 Grandview Street
Gig Harbor, WA 98335

RE: COMPREHENSIVE PLAN UPDATE

Dear Members of the Planning Commission:

First, thank you for your service to our community. I served on the Commission for many years and know how much effort it takes to serve . . . you are all appreciated very much!

As some of you may know, in addition to being on the City Planning Commission, I am a professional land use planner. After long years of public service, I moved into the private consulting world in the mid-1990s. The combination of this experience has given me a unique perspective, seeing long range planning from all sides.

As you near the end of your deliberations and move toward a recommendation later this fall, I have one requested clarification to the Land Use Element. The "Target Residential Density" (Exhibit 2-6 on page 2-7) lumps the RB-1 and R-2 zones together and calls for 6-12 dwelling units per acre. My suggestion is to break these out and target 6 units per acre in the R-2 and 12 units per acre in the RB-1. The purpose and intent of the R-2 zone detailed in the Zoning Code is to allow for moderate density development that serves as a Transition between R-1 and R-3 areas, to preserve the residential character of lower density residential areas. On the other hand, the purpose and intent of the RB-1 zone is to allow for a mix of residential uses and serve as buffer between residential and commercial uses.

We don't have a lot of RB-1 zoned property in town, but we have a lot of R-2. I think clarifying that the areas most suitable for 12 units per acre should be focused on RB-1 zoned land would allow higher density in the most appropriate areas while keeping R-2 zoned land on the lower end of the density range would do the most to protect the lower density R-1 areas of the City.

Thank you in advance for your consideration.

Sincerely,



Carl E. Halsan
Member

PO BOX 1447**GIG HARBOR**WA**98335
CARLHALSAN@GMAIL.COM
(253) 307-1922

From: [Sandi](#)
To: [Michelle Thomas](#)
Subject: City planning for affordable housing
Date: Wednesday, September 4, 2024 8:06:04 AM

Hello Michelle,

I was reading the article in the news about Gig Harbor needing to plan for 892 housing units by the year 2044.

I just wanted to make a comment.

Gig Harbor is already so crowded with back ups on Highway 16 and many housing developments going in that it seems adding that many new homes or apartments will seriously impact the quality of life in Gig Harbor.

I live near Uptown in unincorporated Gig Harbor and it's very disappointing that we don't even have sidewalks where we can ride bicycles or take walks -you literally risk your life, riding a bike or walking on point Fosdick Drive and Olympic Drive and E. Bay Dr., all of which should have and need sidewalks -My question is why aren't basic things like that getting done ?

Also, putting money towards a nice community center with a community pool and pick up basketball courts where kids can gather other than Sehmel Park, which is very crowded and all the time taken up by sports teams; the Gig Harbor high school pool can't accommodate the community and unless you can afford to belong to the Y, you don't have access to that pool either.

I've honestly never lived in a area where there's less consideration given to activity, exercise and focus on the children's health and welfare- prior to moving here I lived in Browns point where they have a model community center that perhaps Gig Harbor could look at.

I realize that unincorporated Gig Harbor is in Pierce County and not the city. But I do not understand what that means in the context of planning for the community and who is in charge of this area- why no improvements?

Circling back to the affordable housing issue.... I would love to live in Monterey or Carmel or the Big Sur area but I don't....

because I cannot afford it.

I'm living where I can afford to live.

I am still working at age 71. My husband is still working at age 80 —that's fine. I think it's nice to be able to live in a safe area where the crime rate is relatively low and one reason for that is the demographics of Gig Harbor are middle to upper middle-class income people who are professionals and who are able to afford living in a nice quality community.

Also, minimum wage was always intended as an entry-level wage for folks just starting out in the workplace -minimum wage was never intended to be the endpoint of one's career, or to enable a person to buy a house, or even a nice car... if a person wants to earn more than minimum wage they need to develop a trade, or a skill, or have an education that justifies their earning a higher wage. Doing so would enable them to then buy a house.

Thank you for listening,

Sandi