GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Agenda
Planning & Building Committee

Due to public health concerns, this meeting will be accessible to listen by using the information below:
Link: https://zoom.us/j/94899789293
Call-in: (253) 215- 8782
Meeting ID: 948 9978 9293

Monday, February 1, 2021
3:00 P.M. – 4:30 P.M.

3:00 p.m. - Call to order, roll call

Approval of Minutes: January 4, 2021

Agenda Items:
I. Regional Planning Framework (PSRC/PCRC) Katrina Knutson & Carl de Simas
II. Population Target Setting - Katrina Knutson & Carl de Simas
III. Legislative Coordination on GMA Bills - Katrina Knutson
IV. Pierce County Comprehensive Plan Amendments Update - Carl de Simas
V. 2021 Long Range Work Program - Katrina Knutson

Other Business

Next Meeting Monday, March 1, 2021

Adjournment

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Minutes
Planning & Building Committee

Monday, January 4, 2021
3:00 P.M. – 4:30 P.M.

3:00 p.m. - Call to order, roll call Councilmember Franich, Councilmember Markley & Councilmember Himes
Staff Bob Larson, City Administrator; Katrina Knutson, Community Development Director; Paul Rice, Building Officer/Fire Marshal & Michelle Thomas, Planning Technician

Approval of Minutes: December 7, 2020  Motion Franich/Himes all in favor approved as written

Agenda Items:

I. Updates to Title 15 Building and Construction- Presentation Paul Rice and Committee discussion
II. Focus of the Committee in 2021(Committee & Staff Discussion) Complete current workload, committee assignments, land use law & growth management & airport update
III. 2021 Annexation Feasibility Study Plan - major factors, key dates, and anticipated decision points. (Council Discussion)
IV. Buildable Lands Study and Report Plan - including key checkpoints (Council Discussion) Director Knutson report status-pipeline data provided to County working on gathering density & GIS data
V. Growth Allocation Process - Key Steps/Decision and Check Points, and County-wide coordinating organizations/Committees (Council Discussion)

Other Business
Good of the order- GIS Mapping System, Intergovernmental Affairs
Next Meeting Monday, February 1, 2021

Adjournment Motion Himes/Markley All in favor meeting adjourned at 4:38PM

PIERCE COUNTY REGIONAL COUNCIL

COUNTY WIDE PLANNING POLICY UPDATE

INTRODUCTION
JANUARY 21ST, 2021

PRESENTATION

- Introduction and overview of CWPPs
  - General
  - Specific
- Adoption process
- Preliminary Schedule
- Puget Sound Regional Council (PSRC)
  - Vision 2050
  - Certification
- Questions…?
  - At PCRC tonight, and/or
  - Local Planning Staff



FIFE
WASHINGTON

January 12th, 2021

Pierce County Regional Council

Chair Mayor Penner
2401 South 35th Street
Tacoma, WA

Subject: County Wide Planning Policy (CWPP) Update Process

Dear Chair Penner and Councilmembers,

In October 2020, the Puget Sound Regional Council (PSRC) adopted Vision 2050 and associated Multi-County Planning Policies (MPPs). In the above link to Vision 2050, you can also view a general overview as well as a detailed policy by policy overview of Vision 2050 and how it relates to its predecessor, Vision 2040.

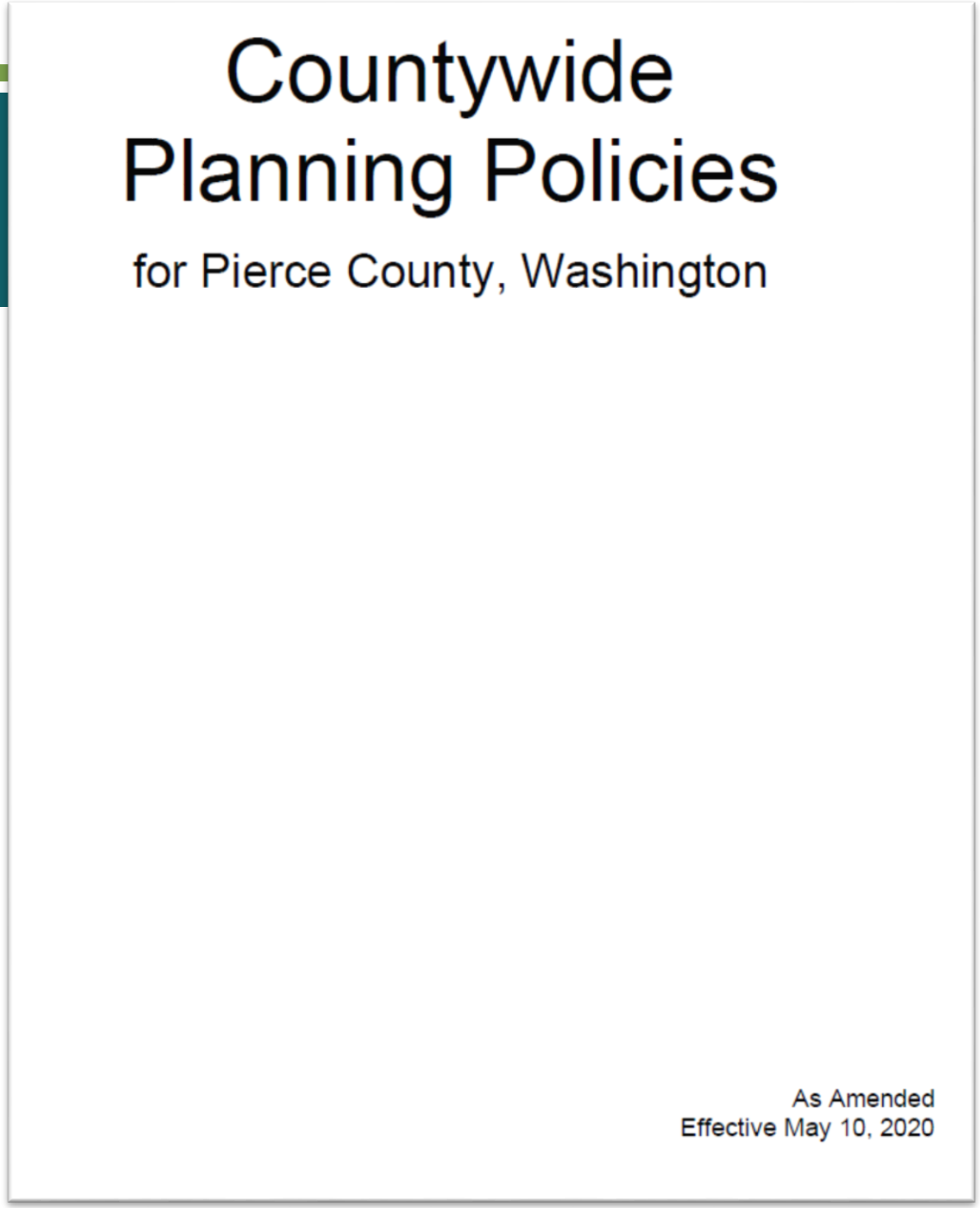
Pierce County's County Wide Planning Policies (CWPPs) are required by, and subject to the provisions of the Growth Management Act (RCW 36.70A.210). They are also required to be in conformance with the MPP's found in Vision 2050.

As detailed in the currently adopted version of the CWPPs:

> *"Countywide planning policies are policy documents that have both a procedural and a substantive effect on the comprehensive plans of cities and the county. The immediate purpose of the CPPs is to achieve consistency between and among the plans of cities and the county on regional matters."*
>
> *"The Countywide Planning Policies are intended to provide the guiding goals, objectives, policies and strategies for the subsequent adoption of comprehensive plans, but are not to be a substitute for such plans. The level of detail in the Countywide Planning Policies must be sufficient to provide specific guidance, yet not so detailed as to constrain appropriate local choice in future comprehensive planning by the County and municipalities. This is particularly true because the Countywide Planning Policies apply to the County and all municipalities, both large and small, both adjacent to other urban areas and remote from other urban areas, each with somewhat different characteristics."*

WHAT ARE THE CWPP?

- a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. (RCW 36.70A.210).
- The framework is intended to ensure that municipal and County comprehensive plans are consistent.
- The Countywide Planning Policies are NOT substitutes for comprehensive plans but, rather goals, objectives, policies, and strategies to guide the production of the County and municipal comprehensive plans.



THE BIG PICTURE

Figure 4 – Washington State Planning Framework

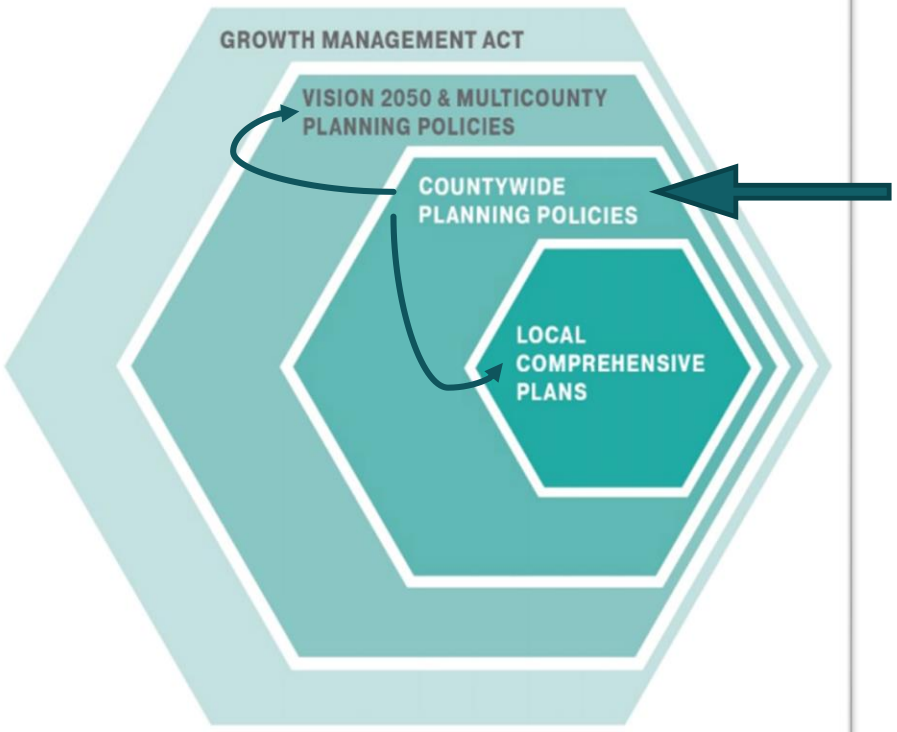


Source: PSRC, Vision 2050

TIMING

- Vision 2050 adopted
  - PSRC deadline to adopt CWPP updates - Dec 2021.
- GMA Update Timeline
  - Countywide Planning Policies – Dec 2021
  - Population and Employment Allocation – 2021
  - Buildable Lands Report - 2021
  - June 2024 – Local Comprehensive Plan Review.

Figure 4 – Washington State Planning Framework



Source: PSRC, Vision 2050

WHAT MUST THE CWPP SAY ACCORDING TO GMA?

RCW 36.70A.210.3

A countywide planning policy shall at a minimum, address the following:

(a) Policies to implement RCW **36.70A.110**; - Urban Growth Boundaries

(b) Policies for promotion of contiguous and orderly development and provision of urban services to such development;

(c) Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW **47.06.140**;

(d) Policies for countywide transportation facilities and strategies;

(e) Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;

(f) Policies for joint county and city planning within urban growth areas;

(g) Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and

(h) An analysis of the fiscal impact.



WHAT MUST THE CWPP SAY ACCORDING TO PSRC?

- *"Countywide planning policies complement multicounty policies and provide a more specific level of detail to guide county and local comprehensive planning in each of the four counties. Both multicounty and countywide planning policies address selected issues in a consistent manner, while leaving other issues to local discretion." (PSRC, Vision 2050)*
  - Regional Growth Strategy
  - Regional Transportation Plan
  - Regional Economic Strategy
  - Other references through out Vision 2050
- PSRC Certification Checklist
- Certification process

Puget Sound Regional Council

PIERCE COUNTY CWPP

- Last amended by Pierce County Council November 2019 (ord 2019-70s)
  - Centers policies
  - Call for centers
    - Effective May 10th, 2020

III. COUNTYWIDE PLANNING POLICIES (CPPs) 10

Preamble to Countywide Planning Policies 10

Affordable Housing 11

Agricultural Lands 16

Amendments and Transition 21

Buildable Lands 26

Community and Urban Design 30

Economic Development and Employment 32

Education 37

Fiscal Impact 40

Health and Well-being 41

Historic, Archaeological and Cultural Preservation 44

Natural Resources, Open Space, Protection of Environmentally Sensitive Lands, and the Environment 47

Rural Areas 60

Siting of Essential Public Capital Facilities of a Countywide or Statewide Significance 63

Transportation Facilities and Strategies 67

Urban Growth Areas 74

Centers 95

PROCESS FOR ADOPTION

- Cities, county, state agencies and tribes.
- Growth Management Coordination Committee (GMCC) makes a recommendation to PCRC.
- PCRC recommendation to Pierce County Council.
- Pierce County Council takes formal action to adopt.
  - Ratification period 120 days.
- Puget Sound Regional Council
  - Certification of Countywide Planning Policies







PRELIMINARY SCHEDULE

- Bite size chunks, then wrap it all together at the end.
- Early input is welcome.
- Local Planning Staff coordination.

- GOAL: Final PCRC action in September

Pierce County CWPPs Vision 2050 Implentation Schedule	
CWPP Chapter	**PCRC Presentation Date**
Cities in Rural Areas	at time of 1st draft presentation
Agricultural Lands	at time of 1st draft presentation
Rural Economic Development and Employment	at time of 1st draft presentation
Resource Lands	at time of 1st draft presentation
Health and Wellbeing	at time of 1st draft presentation
Community and Urban Design	at time of 1st draft presentation
Environmental Protection	March 18th
Historic Archeological and Cultural Preservation	March 18th
Tribal Coordination	March 18th
Growth Targets	April 15th
Buildable Lands	April 15th
Affordable Housing	May 20th
Centers	May 20th
Urban Growth Areas	May 20th
Essential Public Faclities	June 17th
Transportation Facilities and Stategies	June 17th
Military Installations and Compatability	June 17th
Urban Economic Development and Employment	July 15th
Other follow up as necessary	July 15th
PCRC Draft CPPs package presented & follow up (as necessary)	August 19th
Final PCRC Recommendation	September 16th

VISION 2050

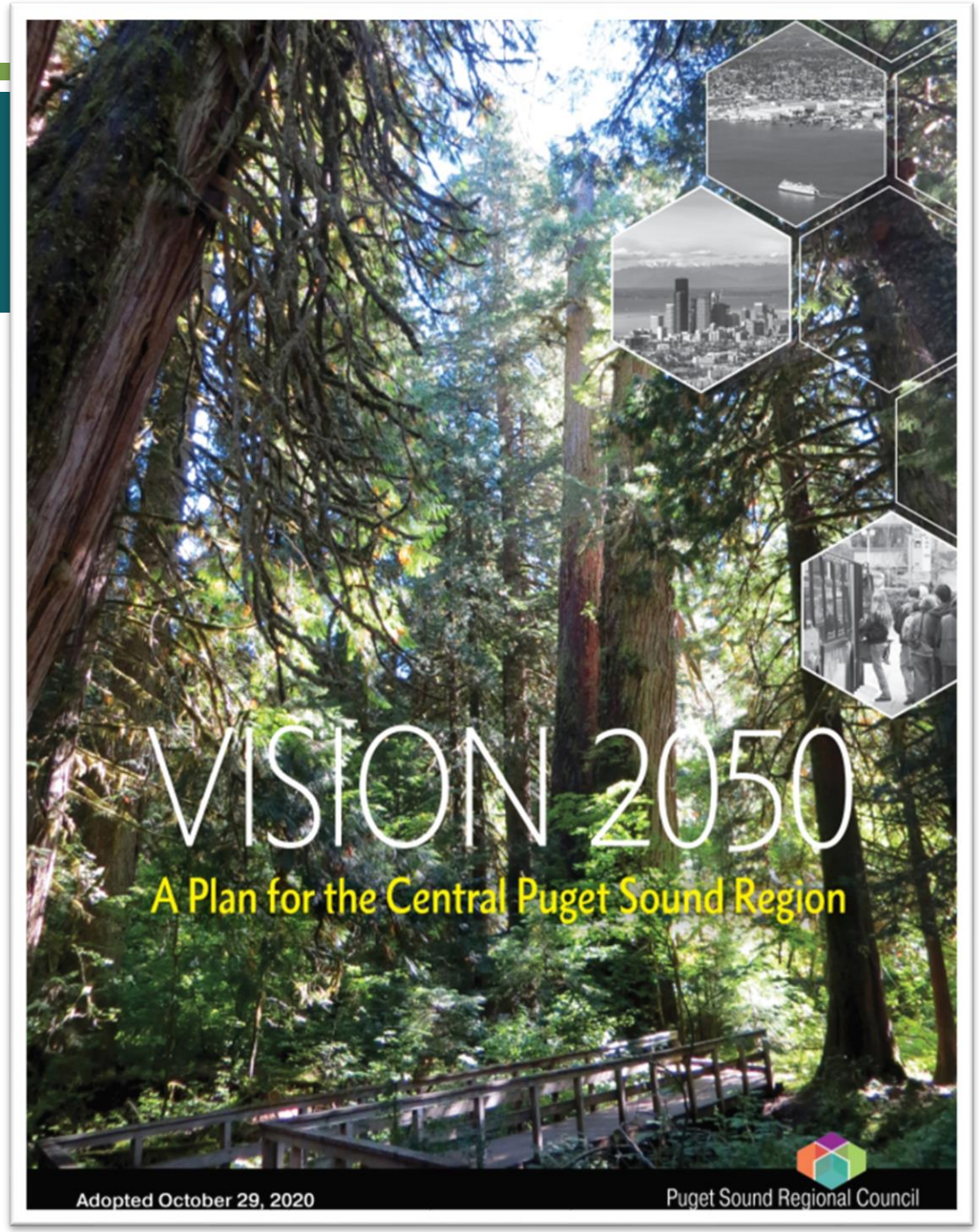
Puget Sound Regional Council

Paul Inghram, FAICP

Puget Sound Regional Council

Director of Growth Management

pinghram@psrc.org





Pierce County Regional Council

January 21, 2021

Paul Inghram, FAICP
Director of Growth Management

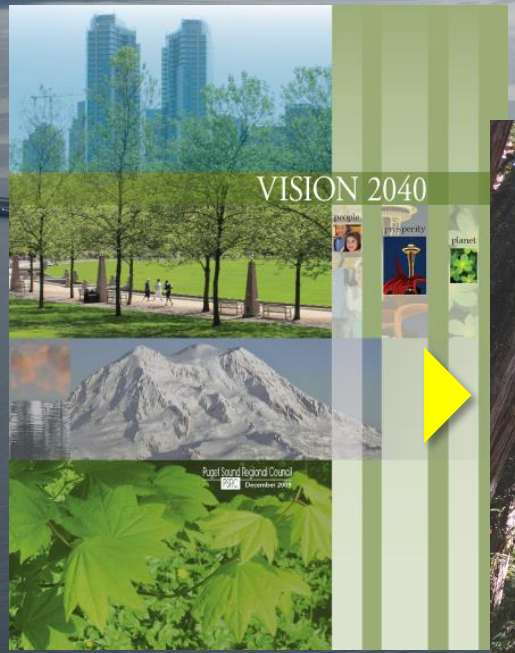
Puget Sound Regional Council

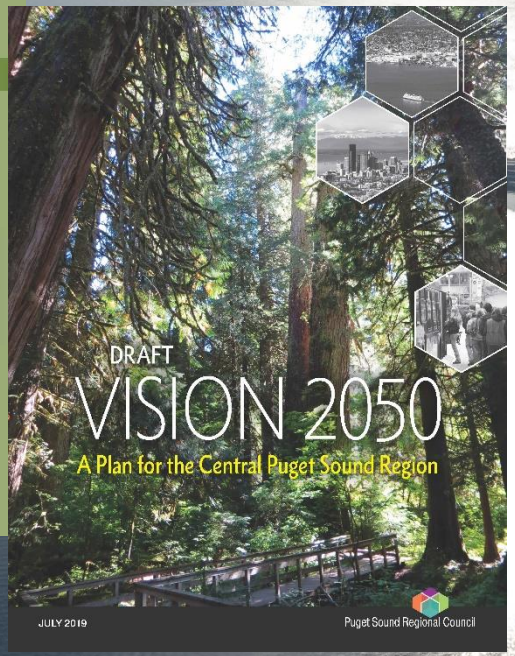
Adopted October 29, 2020



VISION 2040

VISION 2050





- A strong economy and a healthy environment
- Preserve waters, farms, recreation and resource lands
- Urban Growth Area and centers strategy
- Local actions to achieve regional VISION

What's different from VISION 2040?

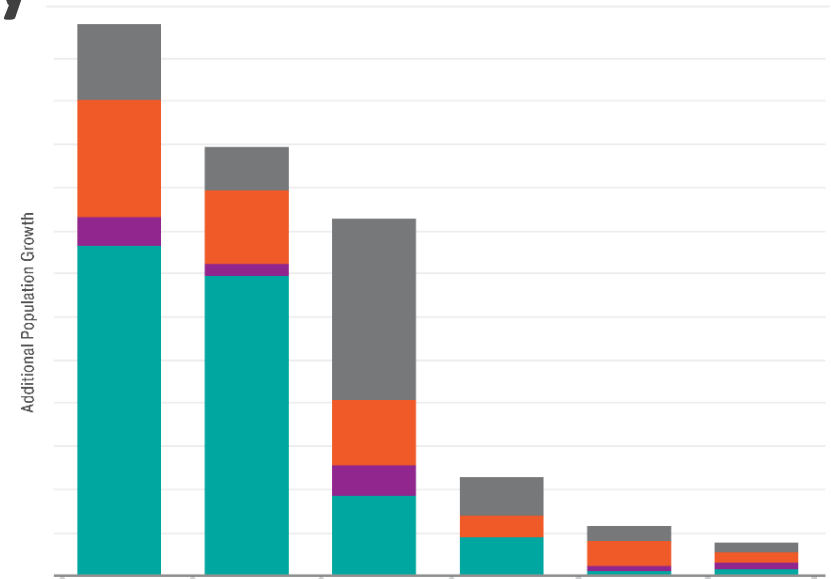
- Extends planning horizon to **2050**
- Updated growth strategy and aims for **more growth near transit**
- Advocates for **sustainable funding** sources
- Increases recognition of **Native Tribes** and **military installations**
- New chapter on **climate change**
- Directs regional work on **housing** and **equity**



Regional Growth Strategy

- Most growth in Metro, Core, and High Capacity Transit (HCT) Communities
- **65%** of region's population growth and **75%** of employment growth in regional growth centers & near HCT
- Lower growth allocations in urban unincorporated and rural compared with long-term trends
- Better jobs-housing balance by shifting employment allocation from King County

Population Growth - Draft Preferred Alternative

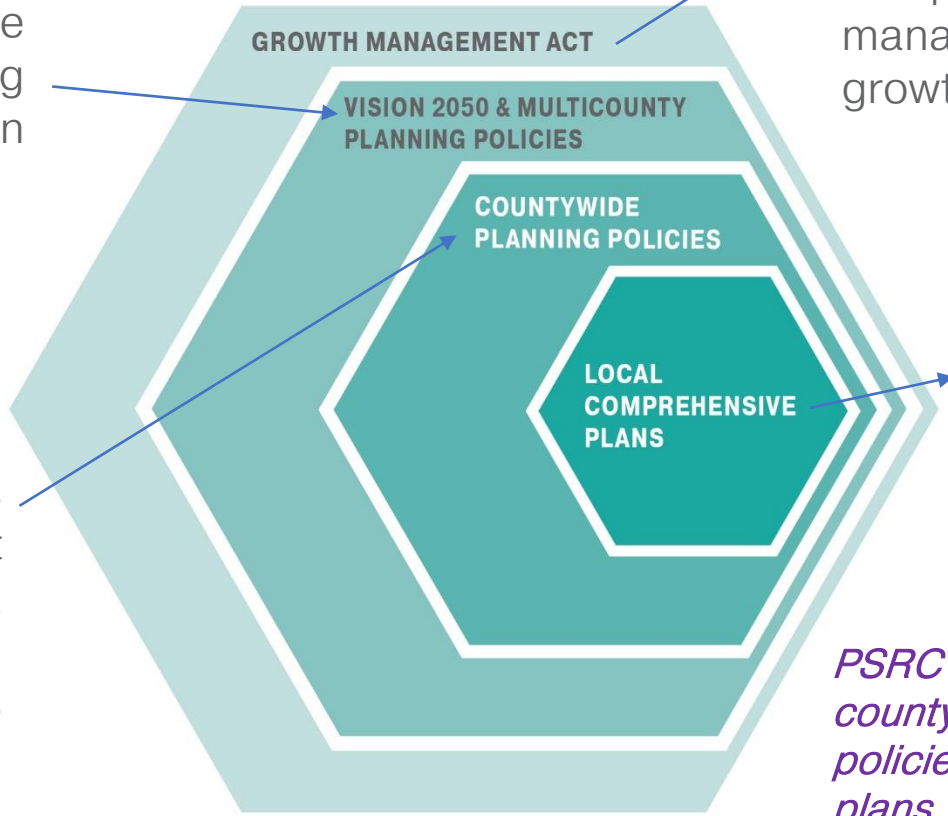


	Metropolitan Cities	Core Cities	High Capacity Transit Communities	Cities & Towns	Urban Unincorporated	Rural	Total
Snohomish	20% • 87,000	12% • 51,000	50% • 210,000	11% • 45,000	4% • 18,000	3% • 13,000	24% • 424,000
Pierce	38% • 137,000	23% • 85,000	21% • 77,000	7% • 25,000	8% • 29,000	3% • 11,000	21% • 364,000
Kitsap	34% • 33,000	16% • 15,000	36% • 34,000	0% • 0	6% • 6,000	8% • 8,000	5% • 97,000
King	44% • 381,000	40% • 346,000	11% • 92,000	5% • 44,000	0% • 4,000	1% • 6,000	50% • 872,000
TOTAL GROWTH	36% • 637,000	28% • 497,000	24% • 413,000	6% • 114,000	3% • 57,000	2% • 38,000	100% • 1,756,000
2017 BASE	1,222,000	921,000	878,000	338,000	172,000	536,000	4,067,000

Planning in Washington State

Adopted in 1990; requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth

PSRC as the regional planning organization



Local jurisdictions prepare plans that must be consistent with multicounty & countywide policies

Counties and cities work together to set population & employment growth targets and policies to guide growth

PSRC certifies countywide planning policies and local plans

Expectations for Countywide Planning Policies

- **Consistency with GMA, VISION 2050, and Hearings Board**
- **Opportunity to address new and changing topic areas**
- **Guide allocation of local growth targets consistent with the Regional Growth Strategy**
- **Ensure coordination among Pierce County jurisdictions ahead of next plan updates**

Implementation





Paul Inghram, FAICP
Director of Growth Management
PInghram@psrc.org

Puget Sound Regional Council

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Community Development Department

Memorandum

February 1, 2021

To: Planning and Building Committee

From: Carl de Simas, Senior Planner

Subject: Puget Sound Regional Council/Pierce County Regional Council Boards & Advisory Committees

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Puget Sound Regional Council (PSRC) develops policies and coordinates decisions about regional growth, transportation and economic development planning within King, Pierce, Snohomish and Kitsap counties. PSRC is composed of over 80 jurisdictions, including all four counties, cities and towns, ports, state and local transportation agencies and tribal governments within the region. The organization also produces the region's economic development strategy and provides data and forecasting for regional and local planning.

PSRC Organizational Structure

1. **General Assembly** (All elected officials from member jurisdictions; meets at least annually)
    a. **Executive Board** (Representatives of member jurisdictions appointed by General Assembly; meets monthly)
        i. *Operations Committee* (Executive Board members; meets monthly)
            1. Regional Staff Committee (Staff from member jurisdictions and transit agencies)
                a. Land Use Technical Advisory Committee (County/City planners; meets ad hoc basis)
        ii. *Growth Management Policy Board* (Representatives of member jurisdictions, business, labor, civic and environmental groups; meets monthly)

1. Regional Transit-Oriented Development Advisory Committee
2. Regional Staff Committee (Staff from member jurisdictions and transit agencies)
    a. Land Use Technical Advisory Committee (County/City planners; meets ad hoc basis)

iii. *Transportation Policy Board* (Representatives of member jurisdictions, business, labor, civic and environmental groups; meets monthly)

1. Regional Project Evaluation Committee (Staff from member organizations)
2. Transportation Operators Committee (Reps from transit agencies)
    a. Regional FTA Caucus (Subcommittee)
    b. Special Needs Transportation Committee
3. Regional Staff Committee (Staff from member jurisdictions and transit agencies)
    a. Land Use Technical Advisory Committee (County/City planners; meets ad hoc basis)

iv. Other Advisory Committees

1. Bicycle Pedestrian Advisory Committee (Reps from member jurisdictions, interest groups, community members)
2. Freight Advisory Committee
3. Regional Traffic Operations Committee
4. TDM Advisory Committee
5. Model Users Group (Meets 3 times annually)

2. **Central Puget Sound Economic Development District Board** (Representatives from private business, local governments, tribes and trade organizations)

<u>PSRC Key Documents</u>

- Regional Transportation Plan
- Regional Economic Strategy
- Vision 2050 (Regional Growth Strategy and Multi-county Planning Policies)

Pierce County Regional Council (PCRC) was created to ensure planning between Pierce County and its cities and towns was accomplished in a coordinated, consistent manner. The Council is comprised of elected officials from Pierce County, each of its 23 cities and towns, and the Port of Tacoma. The primary responsibility of the PCRC is to ensure that the Growth Management Act requirements are coordinated within the County and the region.

PCRC Organizational Structure

1. **General Assembly** (Meets annually)
    a. **Council** (Elected officials representing each member jurisdiction; meets regularly)
        i. *Executive Committee* (Chair and Vice Chair of Council)
        ii. *Growth Management Coordinating Committee* (Planning officials from member jurisdictions; meets monthly)
        iii. *Transportation Coordinating Committee* (Transportation officials from member jurisdictions; meets on an ad hoc basis)
        iv. *Operations Committee* (Chair, Vice Chair or designee act as chair)

PCRC Key Documents

- Countywide Planning Policies (Centers Map and Adopted Housing, Population, Employment Targets)
- Buildable Lands Report

2021 Pierce County Comprehensive Plan & Gig Harbor Peninsula Community Plan Amendments

CITY OF GIG HARBOR

FEBRUARY 1, 2021

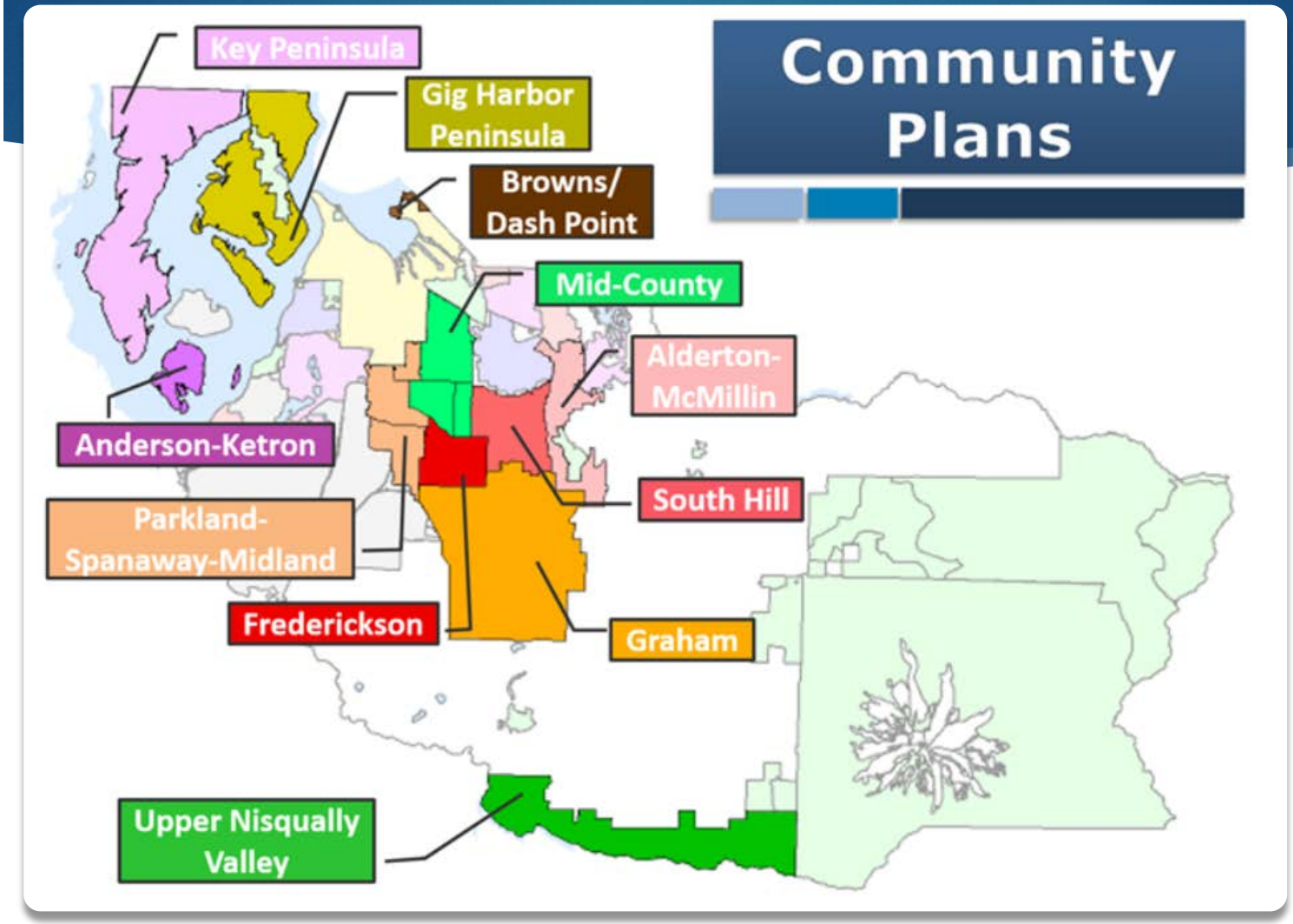
PLANNING AND BUILDING COMMITTEE

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Pierce County Comprehensive Plan

- The Comprehensive Plan guides the County's overall strategy for growth and development over the next 20 years.
- Pierce County accepts applications to amend the Comprehensive Plan every two years.
- The Pierce County Comprehensive Plan Docket for 2021 includes 25 proposed amendments.

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Gig Harbor Peninsula Community Plan

- Adopted March 12, 2002
- Part of the Pierce County Comprehensive Plan
- Provides a framework for consistent land use standards in the UGA for both Pierce County and the City of Gig Harbor.
- Must be consistent with the Comprehensive Plan and the Growth Management Act.



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Proposed Amendments

- App. No. 939790
- App. No. 940337
- App. No. 940172
- App. No. 940163

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App. No. 939790

- Area-wide Map Amendment
- Redesignate five parcels from Rural 5/Rural 10 to Park and Recreation in the Gig Harbor Peninsula Community Plan area.

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2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Performance Golf Driving Range & Learning Center
(Application #939790)

Pre Initiation

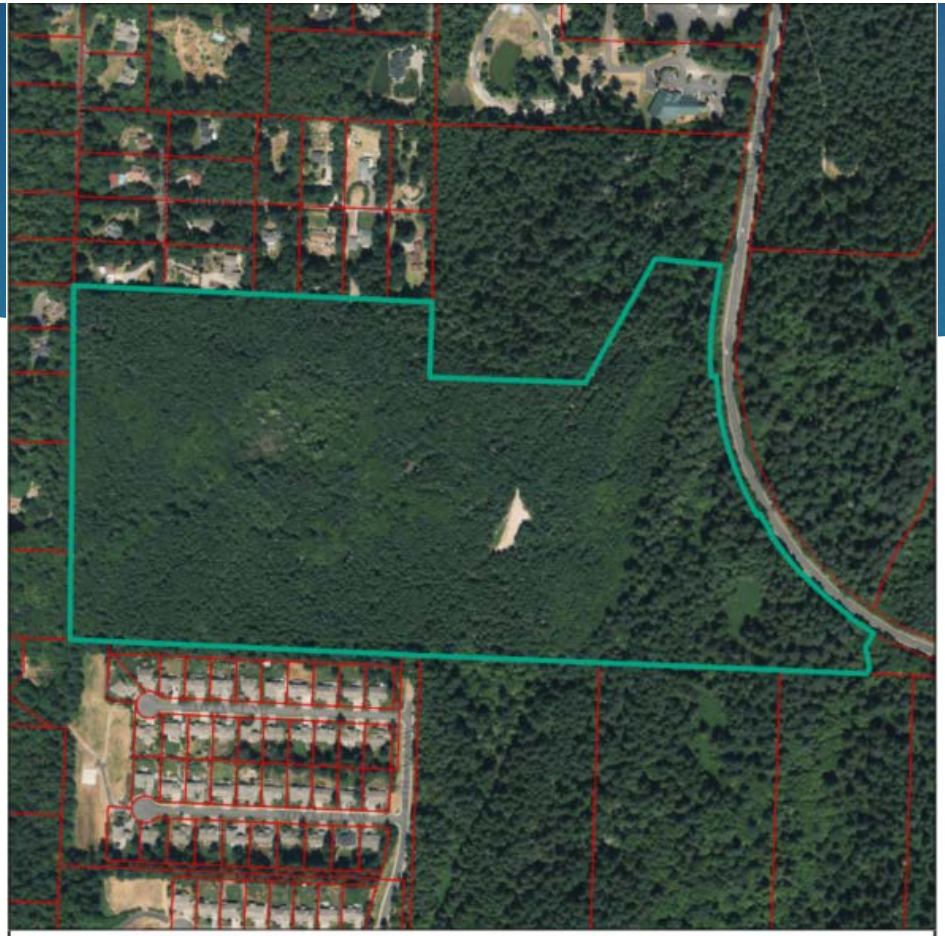
Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:4,000

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790a_ortho.mxd

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2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Bujacich Rd NW
(Application #939790)

Pre Initiation

Redesignate/Rezone from R5/R5 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:5,500
Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790b_ortho.mxd

Pierce County

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2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Olympic View Dr NW
(Application #939790)

Pre Initiation

Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:2,500
Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790c_ortho.mxd

Pierce County

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Land Use Designations

- Rural 5 and Rural 10 – Residential land use and zone designations.
  - Low Density
  - Parks Allowed
  - Local parks permitted outright
  - County, conservancy, regional parks require CUP
- Park and Recreation
  - Local , county, conservancy, parks permitted outright
  - Regional parks require a CUP

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App. No. 940337

- Area-wide Map Amendment
- Redesignate two parcels in the Gig Harbor Peninsula Community Plan area from Employment Center to Mixed Use District.

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2021 PROPOSED AREA-WIDE MAP AMENDMENT

Sound Pacific Construction LLC (Application #940337)

Pre Initiation

Redesignate/Rezone from CC/EC to MUD/MUD

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:2,000
Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_940337_ortho.mxd

Pierce County

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Land Use Designations

- Employment Center – Provides for adequate industrial, manufacturing, and office jobs.
- Mixed Use District – Permits concentrations of commercial, office, and multi-family development.

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App. No. 940172

- Comprehensive Plan Text Amendment
- Amendments to the density calculation from a net formula to a simple gross formula in urban residential areas.

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Proposed Amendment

- Added: GOAL LU-26 The allowable number of dwelling units within individual urban development proposals shall be calculated using ~~net~~ gross developable acreage.
- Removed: ~~LU-26.1 In determining net developable acreage, deductions shall be made for roads and environmentally constrained lands.~~

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App. No. 940163

- Community Plan Amendment
- Gig Harbor Peninsula Community Plan: Updating the background information and maps for the Gig Harbor Peninsula Community Plan, coordinating land use and infrastructure planning in the UGA at Purdy with the City of Gig Harbor, and amendments suggested by the Land Use Advisory Commission including and not limited to tree preservation policies.

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Goals and Actions Proposed

- GH LU-5.1.4 Support the revitalization of the Purdy commercial area by:
  - GH LU-5.1.4.1 Addressing current challenges to development and redevelopment including, but not limited to, utility infrastructure, parking, urban design, and natural resources.
  - GH LU-5.1.4.2 Addressing what the community envisions, including, but not limited to, waterfront access, streetscapes and pedestrian infrastructure, and other public services and amenities.
- ID 2.7 Engage with the public in preparing a plan for revitalizing the Purdy commercial center, which includes community recommendations and an implementation strategy for addressing utility infrastructure, streetscapes and pedestrian infrastructure, parking, economic development, urban design, parks and recreation, waterfront access, natural resources, and other public services and amenities.

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Goals and Actions Proposed (Cont.)

- GH D-7.4.1.1 Retain the community's significant trees and overall tree canopy through tree preservation in new developments.
- GH D-12.4 Retain the community's significant trees and overall tree canopy through tree preservation in new developments.
- GH D-12.5 Enhance the community's overall tree canopy and establish a minimum mature canopy coverage of net undeveloped acreage.

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Gig Harbor Peninsula Advisory Commission (PAC)

- The PAC heard 3 of the 4 proposed amendments at its meeting of December 12, 2020.
- The PAC serves in an advisory capacity on land use matters to the Executive, the County Council, the Hearing Examiner, the Planning Commission, and the Planning and Land Services Department.
- PAC meetings are held within the community and facilitate a structured two-way communication process between the County and community residents, property owners, and business owners regarding significant land use issues.
- The PAC reviews applications for proposed developments within their community for which a public hearing is required and makes recommendations regarding updates to their community plan.

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Next Steps in Process

- Pierce County Planning Commission
  - App. No. 939790 – 2/3/2021
  - App. No. 940337 – 2/3/2021
  - App. No. 940172 – 2/2/2021
  - App. No. 940163 – 1/20/2021
- Planning Commission to take action on 2/10/2021
- Pierce County Council
  - Receive Planning Commission Recommendation 2/15/2021

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Questions?

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Carl Desimas

From: Carl Desimas
Sent: Wednesday, January 20, 2021 5:15 PM
To: jessica.nappi@piercecountywa.gov
Cc: Katrina Knutson
Subject: City of Gig Harbor Comments on Pierce County Comprehensive Plan Amendment App. No. 940163

Importance: High

Hi Jessica,

Please accept and share with the Planning Commission the following comments relative to Application Number 940163. I will be at the meeting tonight and will be happy to read these into the record if it pleases the Planning Commission.

Urban Growth Area (Page 4-5 of 174)

UGA: City of Gig Harbor
The City recommends removing language referring to "single-family" residential neighborhoods; instead referring to them as "urban residential neighborhoods."
The Plan acknowledges that the East Bay area was removed from the UGA. This section should note that the City is oriented on the north and west sides of Gig Harbor Bay.

UGA: Canterwood
The actual name of the Harbor Hill development is not the Village at Harbor Hill. Recommend removing "Village" throughout the Plan amendments.
Harbor Hill is not inside Canterwood as noted here. It is entirely within the City.

UGA: Swede Hill
Sehmel Homestead Park is not within the City's UGA. We recommend removing it from this passage.

UGA: Donkey Creek
The City suggests revising this section to reflect the actual land-use conditions of the Donkey Creek Corridor. It is not necessarily single-family and large vacant parcels any longer as much development has occurred. Aside from that, this corridor contains only six parcels within the UGA as far as we can tell. We recommend clarifying this section to more specifically describe those areas of the UGA to which it applies.

UGA: Reid Drive Neighborhood
It appears that much, if not all of this area is single-family residential. Additionally, we are unaware of any sports facilities or apartments in the Reid Drive Urban Area. However, the City is aware of sports facilities and apartments within the rural area near the Reid Drive Neighborhood. However, these are not within the UGA. We recommend looking closely at current land-uses in this area and clarifying this section.

Future Land Uses in the UGA: Employment (Page 36 of 174)
As redevelopment of the Purdy area is a focus of these Plan amendments, the last sentence under this heading appears inaccurate. We recommend removing the following sentence: "Economic development in the Gig Harbor Peninsula is not a priority for the community and as a result is a minor component of the community plan."

GH LU-4.4 (Page 46 of 174)

The City is supportive of this goal. We agree that existing commercially available land should be developed prior to the expansion of commercial or industrial land uses.

GH LU-5.1.4, 5.1.4.1, 5.1.4.2 (Page 46 of 174)
The City supports these goals for the Purdy Commercial Area. Please note that the City is planning to conduct a full analysis of its UGA this year. The County might want to consider some language regarding coordination with the City.

Goal GH D-7 and D-12.1 (Pages 59-60 of 174)
The City recommends using the term "healthy" rather than "stable" for vegetation to be retained. Unless the term stable is defined somewhere in the Plan, the term could be left up to interpretation.

Chapter 5: Economic Development: Introduction (Page 98 of 174, second paragraph)
The City recommends removing the sentence referring to "the second span of the Tacoma Narrows Bridge." We do not support the idea that the new bridge is the nexus for a shift in employment types. It may have some role, but is certainly not the only factor. We recommend retaining the original language here.

Urban Facilities and Services (Page 118 of 174)
The City strongly recommends removing the following sentence: "Citizens are faced with an uncertain development pattern, developers are challenged with a burdensome administrative process, and the affected government officials have difficulty administering the regulations." We believe this is an opinion based statement and has no place in this Plan.

Community Demographics: Rural Area (Page 16 of 174)
The Plan states that the rural area population has grown by 30% between 2000 and 2020; a total of approximately 7,700 persons. This is an alarming amount of growth for a rural area. For reference, Exhibit A to Ordinance No. 2017-24s, which outlines the 2030 population targets for cities, towns and unincorporated areas of Pierce County, allocates a population growth of 3,600 persons for the entire rural geography of Pierce County for 2008-2030. The County may want to review this trend going forward and ensure its rural areas are maintaining their rural character as well as staying consistent with the goals and requirements of the Growth Management Act.

I am available to offer any assistance or answer any questions.

Respectfully,

Carl de Simas

Carl de Simas | Senior Planner
Community Development |3510 Grandview Street | Gig Harbor, WA 98335
P (253) 853-7628 | F (253) 858-6408 | www.cityofgigharbor.net

The Gig Harbor Civic Center is closed to the general public. The status of the Civic Center and the Gig Harbor Municipal Court is available on our website at www.cityofgigharbor.net and will be updated as necessary. City Staff are working to conduct much-needed services, so please feel free to contact us by phone or email (Main City Phone Number 253-851-8136).

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56.) The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.

Staff Report

DATE: January 13, 2021

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Jessica M. Nappi, Senior Planner, Long Range Planning

SUBJECT: **2021 Comprehensive Plan Text Amendment – Application No. 940172**

The Planning Commission will review and consider proposed amendments to the density calculation from a net formula to a simple gross formula in urban residential areas.

Applicant: Master Builders Association of Pierce County

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on December 23, 2020.

SEPA: The Responsible Official issued a Determination of Significance and EIS Scoping Notice on December 29, 2020. Environmental review will be conducted pursuant to the State Environmental Policy Act, Pierce County Code Title 18D, and provisions of the Growth Management Act.

General Description

The proposed policy amendment would change how the County calculates density for allowable number of dwelling units per acre within urban zone classifications from a net developable acreage to a gross site acreage. The proposal would remove the following deductions in the calculation of allowed units:

- environmentally constrained lands;
- private road or vehicle access easements;
- shared access facilities serving two or more lots; and
- public road right-of-way in certain circumstances.

Proposed Amendments

GOAL LU-26 The allowable number of dwelling units within individual urban development proposals shall be calculated using ~~net~~ gross developable acreage.

~~**LU-26.1** In determining net developable acreage, deductions shall be made for roads and environmentally constrained lands.~~

Staff Recommendation

Staff cannot provide a recommendation at this time as it has been determined that a more in-depth environmental review is necessary. A Determination of Significance and EIS Scoping Notice has been issued on December 29, 2020.

Per PCC 19C.10.070 A,5, "all departmental reporting and evaluation on initiated Comprehensive Plan amendments, including any necessary environmental review, shall be completed prior to the Commission taking action on recommendations regarding initiated Comprehensive Plan amendments."

Note: Per PCC 19C.10.070 A,6, the Planning Commission is required to forward its recommendation to the County Council by February 15, 2021. It is not feasible to complete the environmental review of this proposal within this timeline.

Implementation Requirements

If the proposal is adopted, the procedures for calculating density and definitions in Pierce County Code, Title 18, and Title 18A would need to be amended. The housing and employment capacity calculation for the urban growth area is required to be consistent with the procedure for calculating density, so the methodology and assumptions for unincorporated urban Pierce County would need to be updated in the subsequent Buildable Lands Report.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, require that the merits of all amendments to the Plan be evaluated based on the following (PCC 19C.10.060 A):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.
   To be determined.
2. The effect upon the County's capacity to provide adequate public facilities.
   To be determined.
3. The effect upon the rate of population and employment growth.
   To be determined.
4. Whether Plan objectives are being met as specified or remain valid and desirable.
   To be determined.
5. The effect upon general land values or housing costs.
   To be determined
6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.
   To be determined.

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

   To be determined.

8. The effect upon critical areas and natural resource lands.

   To be determined.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

   To be determined.

10. The effect upon other considerations as deemed necessary by the Department.

    To be determined.

Applicable RCWs/Policies

GROWTH MANAGEMENT ACT (GMA)

RCW 36.70A.070: The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

PIERCE COUNTY CODE

Chapter 19C.10 Procedures for Amendments to the Comprehensive Plan

19C.10.070 Time Frame for Adoption of Comprehensive Plan Amendments.

A. All initiated Comprehensive Plan amendments, except Capital Facilities amendments, amendments associated with a community plan update, and certain agriculture amendments described in subsection D. of this Section, shall be considered by the Council concurrently and no more frequently than once every two years, unless an emergency exists.

   5. The Planning and Public Works Department shall conduct its review, evaluation and report on initiated Comprehensive Plan amendments prior to and concurrently with the Planning Commission review. However, all departmental reporting and evaluation on initiated Comprehensive Plan amendments, including any necessary environmental review, shall be completed prior to the Commission taking action on recommendations regarding initiated Comprehensive Plan amendments.

   6. The Planning Commission shall consider all initiated Comprehensive Plan amendments, except Capital Facilities amendments, concurrently so that the cumulative effect of the various proposals can be ascertained. The Commission shall complete its review, evaluation and recommendation on initiated Comprehensive Plan amendments by February 15 of the odd numbered years.

STAFF REPORT

DATE: January 20, 2021

TO: Pierce County Planning Commission

FROM: Dan Cardwell, Supervisor, Long Range Planning

BY: Jessica M. Nappi, Senior Planner, Long Range Planning

SUBJECT: **2021 Comprehensive Plan – Community Plan Amendment: Application No. 940163**

The Planning Commission will review and consider amendments to the Gig Harbor Peninsula Community Plan, which includes updating the background information and maps, coordinating land use and infrastructure planning in the UGA at Purdy with the City of Gig Harbor, and amendments suggested by the Land Use Advisory Commission including and not limited to tree preservation policies. This application is merged with Application No. #939868 to correct a technical oversight by replacing "Reserve 5" with "Rural 5" descriptive text in the Gig Harbor Peninsula adopted community plan per Ordinance No. 2015-40.

Applicant: Pierce County Planning and Public Works

NOTICE: Notice of the Planning Commission public hearing was published in the News Tribune on December 23, 2020.

SEPA: SEPA will be conducted pursuant to the State Environmental Policy Act, Pierce County Code Title 18D, and provisions of the Growth Management Act.

ATTACHMENTS: Attachment A – Proposed Amendments: Community Plan
Attachment B – Proposed Amendments: Comprehensive Plan

GENERAL DESCRIPTION

The proposed amendments comprise of the changes shown in the **Attachment A** and **Attachment B** to this staff report. The following summarizes the proposal:

- Updating information, data, maps, and tables to reflect current conditions and changes since 2002, including:
    - Replacing “existing” vs. “proposed” references with ‘2020 conditions’ vs. ‘desired conditions’ (in general).
    - Eliminating any actions that have been implemented and/or moving policy-leaning actions to appropriate policy sections as appropriate (**GH LU-4.4, GH T-11**, and **GH U-11.2** [see **Attachment A** pages 46, 145, and 145 respectively]).

    - Updating *Table E-19 Park Acquisition/Improvement Recommendations* with completed acquisitions (see **Attachment A** page 127).
    - Updating *Table E-20 Boat Launch Parking Lot Acquisition Recommendations* with completed acquisitions (see **Attachment A** page 129).
    - Updating Transportation project recommendations with completed projects (see **Attachment B**).
    - Adding information about PenMet Parks and Peninsula School District.
    - Correcting the changes to references from Reserve 5 to Rural 5 to reflect a policy change adopted through a previous amendment cycle (Ordinance No. 2015-40).
        - Note: Comprehensive Plan Amendment Application No. 939868, concerning this change, has been withdrawn and the changes have been merged into the proposed community plan amendment application.
- Adding new information, including:
    - Adding background information on Fox Island.
    - Supplementing narrative with more informative maps/graphics.
- Eliminating outdated information for which no new information is available, including:
    - Pre-2002 urban and rural land use designations and zoning.
    - 20-year population projections.
    - Gross business income and retail sales data.
- Clarifying stormwater policies (**GH U-6**, **GH U-6.2**, **GH U-7** [see **Attachment A** page 145]) and domestic water policies (**GH U-11** and **GH U-11.2** [see **Attachment A** pages 145 and 146 respectively]) to be consistent with current practices and regulations.
- Adding policies (**GH LU-5.1.4**, **GH LU-5.1.4.1**, and **GH LU-5.1.4.2** [see **Attachment A** page 46]) and implementing action (**ID 2.7** [see **Attachment A** page 163]) to support the revitalization of the Purdy commercial area by addressing development challenges and enhancing area amenities.
- Adding policy (**GOAL GH T-12** [see **Appendix A** page 145]) and implementing action (**ID 6.23** [see **Appendix A** page 173]) addressing the Fox Island Bridge.
- Adding policies (**GH D-7.4**, **GH D-12.4**, and **GH D-12.5** [see **Appendix A** pages 59 and 60 respectively]) related to preserving trees and the overall tree canopy.
- Other minor technical changes such as organization, formatting, spelling, grammar, and text consistency, including:
    - Merging implementing actions into one table in Plan Monitoring chapter for consistency with other community plans.

PROPOSED AMENDMENTS

Refer to **Attachment A** and **Attachment B**. Only those portions that are proposed to be amended or necessary for context are shown.

Staff Recommendation

Staff supports the proposal for the following reasons:

- consistent with the Growth Management Act and Pierce County Comprehensive Plan; and
- more accurately reflects present conditions and bolsters the community's vision for an ever-changing area.

Implementation Requirements

Amendments to the County's regulations may be necessary to support the proposed policies.

Impact Analysis

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, require that the merits of all amendments to the Plan be evaluated based on the following (PCC 19C.10.060 A):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

   The proposal supports the rate of growth, development, and conversion of land as envisioned in the Plan.

2. The effect upon the County's capacity to provide adequate public facilities.

   The proposed **GOAL GH T-12** to maintain and replace the Fox Island Bridge and associated action would support the provision of adequate public facilities.

3. The effect upon the rate of population and employment growth.

   While the proposal is consistent with the existing Gig Harbor Peninsula Community Plan, the proposal may support employment growth in the Purdy area through adoption of policy **GH LU-5.1.4** and its associated action.

4. Whether Plan objectives are being met as specified or remain valid and desirable.

   The proposal supports the policies and objectives of the Comprehensive Plan and community plan.

5. The effect upon general land values or housing costs.

   The proposal may indirectly result in increased land values in the Purdy area through adoption of policy **GH LU-5.1.4**.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

   The proposal would encourage increased capital improvements and expenditures in the Purdy area through policy **GH LU-5.1.4** and goal **GH T-12** to maintain and replace the Fox Island Bridge.

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

   The amendment conforms to the requirements of GMA, and is consistent with the Comprehensive Plan and Countywide Planning Policies.

8. The effect upon critical areas and natural resource lands.

   Not applicable.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

   Not applicable.

10. The effect upon other considerations as deemed necessary by the Department.

    This application was presented to the Gig Harbor Peninsula Advisory Commission (PAC) on November 4, 2020 to provide the PAC an opportunity to provide input to staff for suggested amendments. At its December 9, 2020 meeting, the proposed amendments were presented to the PAC, and the PAC approved the staff recommended proposed amendments.

    The urban portions of the Community Plan are located within the City's potential annexation area. The proposal was provided to the City of Gig Harbor for their review and consideration. The County has not yet received comments.

Applicable RCWs/Policies

Growth Management Act (GMA)

RCW 36.70A.070: The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

RCW 36.70A.080(2): A comprehensive plan may include, where appropriate, subarea plans, each of which is consistent with the comprehensive plan.

Multicounty Planning Policies (Vision 2050)

Environment Policies (page 61)

MPP-En-9 Enhance urban tree canopy to support community resilience, mitigate urban heat, manage stormwater, conserve energy, improve mental and physical health, and strengthen economic prosperity.

MPP-En-13 Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

Development Patterns Policies / Building Urban Communities (page 93)

MPP-DP-1 Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

Development Patterns Policies / Annexation and Incorporation (page 96)

MPP-DP-30 Support the provision and coordination of urban services to unincorporated urban areas by the adjacent city or, where appropriate, by the county or an existing utility district as an interim approach.

Transportation Policies / The Regional Transportation Plan (page 132)

MPP-T-2 Protect the investment in the existing [transportation] system and lower overall life-cycle costs through effective maintenance and preservation programs.

Pierce County Comprehensive Plan

Land Use Element / Annexation and Urban Growth Area Expansion (page 2-23)

Policy LU-8.4 Assure that urban level facilities and services are provided within the designated Urban Growth Areas.

Land Use Element / Urban Commercial (page 2-32)

Policy LU-37.4 Infill, renovate, or redevelop existing commercial properties before creating new commercial areas.

Land Use Element / Open Space Acquisition, Preservation, and Conservation (page 2-86)

Policy LU-117.2.1 Open space in urban areas should remain substantially undeveloped and exemplify the Pacific Northwest character (retention and replanting of native vegetation).

Environment Element / Vegetation Retention (page 7-3)

Goal ENV-2 Ensure native vegetation is retained and protected in public and private development.

Design and Character Element / Urban, Rural, and Resource (page 5-8)

Policy D-13.1 Promote the retention of clusters of trees.

Utilities Element / Introduction (page 13-2)

Policy U-1.5 Prioritize [utility] facilities close to areas containing existing or future commercial and industrial development.

Goal U-2 Provide urban level facilities and services only within the designated Urban Growth Areas prior to or concurrent with development.

Goal U-3 Ensure adequate utility capacity for future growth.

Economic Development Element / Economic Vitality (page 6-12)

Policy EC-1.2.5 Encourage redevelopment to convert outdated and underutilized land and buildings to high-valued or appropriate land uses, when such ventures provide public benefits.

Housing Element / Solutions to Housing Issues (9-12)

Policy H-2.3 Redevelop properties where infrastructure exists.

Only those portions of the Gig Harbor Peninsula Community Plan that are proposed to be amended or necessary for context are shown. Remainder of text, maps, tables, and/or figures is unchanged. New portions are highlighted in gray. Deleted portions are ~~struck through~~. Existing relocated text are highlighted in gray and underlined.

Appendix A: Gig Harbor Peninsula Community Plan

The Gig Harbor Peninsula Community Plan's narrative text and policies are in addition to the Countywide Comprehensive Plan narrative text and policies and are only applicable within the Gig Harbor Peninsula Community Plan Boundary.

- ~~"Current" or "Existing" conditions are in reference to conditions at time of adoption~~
- ~~"Proposed" or "Desired" conditions are those which required Council action and may have also been amended over time through a Comprehensive Plan Amendment (amendments are reflected in this document).~~

CONTENTS **TO BE UPDATED UPON ADOPTION**

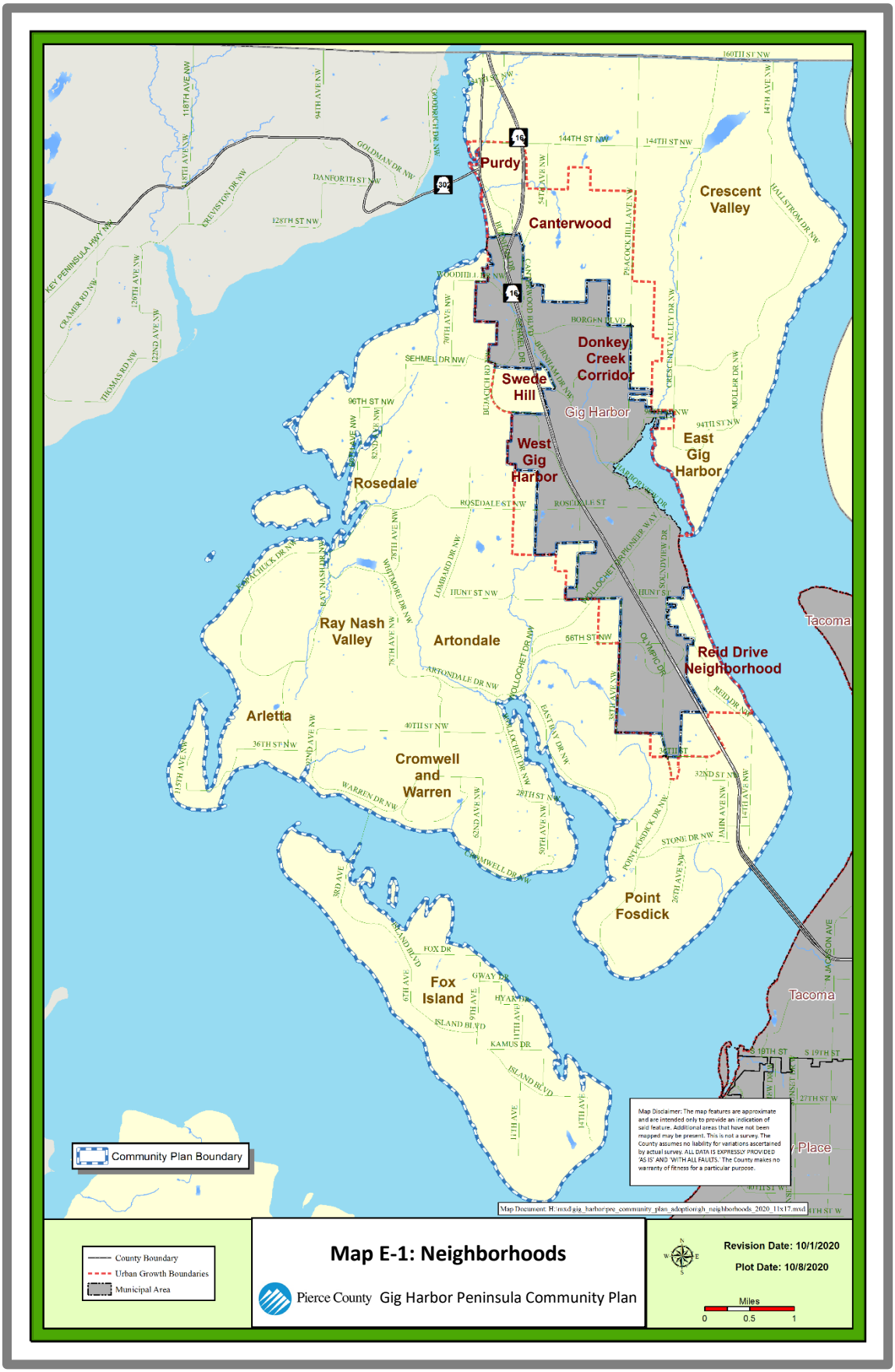
Chapter 1: Introduction

Overview of the Plan Area

The Gig Harbor Peninsula Community Plan area is located in northwest Pierce County, Washington. The Gig Harbor Peninsula and Fox Island encompass approximately 58 square miles of urban, suburban, and rural lands. The Gig Harbor Peninsula is the southeastern most extremity of the vastly larger Kitsap Peninsula. Puget Sound marine waters surround the Peninsula on three sides (Henderson Bay, Carr Inlet, Hale Passage, the Tacoma Narrows, and Colvos Passage). The plan area is abutting Kitsap County on the north, connected on the west to the Key Peninsula by the Purdy sand spit and bridge, and connected to the remainder of the mainland portion of Pierce County and the City of Tacoma via the Narrows Bridge. The ~~1996~~ 2020 estimated population of the plan area is ~~30,500~~ 51,912 persons, including ~~6,350~~ 11,163 persons within the Gig Harbor city limits. In addition to the City of Gig Harbor, several small~~=~~ unincorporated communities exist throughout the plan area.

The Peninsula is essentially bisected from the southeast to the northwest by State Route 16 (SR 16). The highway is the major link between Tacoma, mainland Pierce County, and the rest of the Central Puget Sound region, Bremerton, Port Orchard, the remainder of the Kitsap Peninsula, the Olympic Peninsula, and Hood Canal. State Route 302 (SR 302) connects the plan area with the Key Peninsula area of Pierce County, the south end of the Kitsap Peninsula, Hood Canal, and the Olympic Peninsula.

The community plan provides a framework for consistent land use standards in the Urban Growth Area (UGA) for both Pierce County and the City of Gig Harbor. Directing new residential subdivisions as well as commercial and industrial development into areas that are served by urban services (such as sewers) provides efficient economies of scale, which promote cost effective public facilities. These public facilities include sidewalks, parks, and open space that the community desires. This growth management planning concept also eliminates urban development patterns from sprawling into the rural area, allowing the rural area to retain the low density, pastoral, and forested characteristics that the community favors.


Purdy
Canterwood
Crescent Valley
Donkey Creek Corridor
Swede Hill
Gig Harbor
West Gig Harbor
East Gig Harbor
Rosedale
Ray Nash Valley
Artondale
Arletta
Cromwell and Warren
Fox Island
Point Fosdick
Reid Drive Neighborhood
Tacoma
Community Plan Boundary
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
County Boundary
Urban Growth Boundaries
Municipal Area
Map E-1: Neighborhoods
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 10/1/2020
Plot Date: 10/8/2020
Miles
0
0.5
1

URBAN GROWTH AREA

CITY OF GIG HARBOR

The City of Gig Harbor is located in the east-central portion of the plan area adjacent to Gig Harbor Bay. The ~~c~~City is surrounded by its ~~3,417~~ 2,579-acre ~~Urban Growth Area (~~UGA~~)~~. The City of Gig Harbor is the historic focus of civic and commercial activity in the plan area and is the location of ~~moderate density~~ urban single-family residential neighborhoods. The City is oriented around Gig Harbor Bay and its commercial fishing and pleasure boat facilities.

PURDY

Purdy is located at the north end of Henderson Bay, adjacent to Burley Lagoon at the intersection of SR 16 and SR 302. Along with residential uses, several gas stations, restaurants and retail businesses, Peninsula Light Company, and Peninsula High School are located in this area. The Purdy Bridge crosses the southern portion of Burley Lagoon and connects the Gig Harbor Peninsula with the Key Peninsula at the Purdy sand spit.

CANTERWOOD

Canterwood is a ~~planned~~ residential~~,~~ golf course community located immediately north of the city limits of Gig Harbor and east of SR 16. The Canterwood ~~development~~ area ~~is adjacent to the future planned development referred to as Gig Harbor North~~ includes The Village at Harbor Hill residential development and commercial center, which is the site of many new residential subdivisions. (~~Gig Harbor North~~ The Village at Harbor Hill is located entirely within the ~~c~~City of Gig Harbor). Canterwood is primarily developed with detached single-family residential homes with a few multifamily townhouses. The Canterwood Golf and Country Club, an 18-hole 7,175-yard golf course, is also located in the Canterwood area.

SWEDE HILL

Swede Hill refers to an area located west of SR 16 in the vicinity of Bujacich Drive NW. The neighborhood is dominated by moderate single-family residential neighborhoods with quite a number of single-family homes on lots that average from one to five acres in size. There are also a significant number of large vacant parcels that have historically been used for agriculture or forestry. Several commercial uses are located along Burnham Drive near SR 16. Many other commercial and industrial businesses are located in the area. ~~Fire District Number 5~~Gig Harbor Fire & Medic One headquarters and the Washington State Correction Center for women are located in the Swede Hill area. McCormick Forest Park and Sehmel Homestead Park are also located in the Swede Hill area.

DONKEY CREEK CORRIDOR

Donkey Creek (also known as North Creek) flows into the northwest corner of Gig Harbor Bay in the vicinity of Harborview Drive and Burnham Drive. The Donkey Creek corridor follows Burnham Drive northwest towards SR 16 at the Swede Hill interchange. The city limits of Gig

Harbor and ~~the future development of Gig Harbor North~~ The Village at Harbor Hill are located northeast of the Donkey Creek corridor. Several businesses and a commercial center are located in the area~~,~~; however, because the corridor is dominated by the steep slopes and wetlands along the ravine formed by Donkey Creek, the land use pattern is dominated with single-family dwellings and large vacant parcels.

SECTION MOVED~~EAST GIG HARBOR~~

~~The east shoreline of Gig Harbor Bay is referred to as East Gig Harbor. This residential neighborhood is dominated with large homes with views of the Harbor. Many of the parcels adjacent to the shoreline are one quarter acre or smaller while the upland areas contain several large lots that are undeveloped.~~

WEST GIG HARBOR

The neighborhood located outside the city limits of Gig Harbor, west of SR 16 and south of Bujacich Drive, is referred to as West Gig Harbor. ~~This area of the UGA contains the vacant property that has been designated as an Employment Center.~~

REID DRIVE NEIGHBORHOOD

The Reid Drive neighborhood is located south and east of the city limits of Gig Harbor, between the marine bluffs of the Tacoma Narrows and SR 16. The neighborhood is predominantly improved with ~~moderate density, detached~~ urban single-family neighborhoods, several of which contain the greatest density of homes in the plan area with densities near six dwelling units per net acre. ~~The 62-unit Harbor Heights apartments are one of the few multifamily residential developments in the plan area.~~ There are also sports facilities and multiple apartments in the neighborhood.

RURAL AREA

The rural area of the Gig Harbor Peninsula includes all property located outside of the incorporated city limits of Gig Harbor and outside of the UGA surrounding the ~~c~~City. The rural area currently includes approximately ~~23,146~~ 24,005 acres. The rural area is developed primarily with single-family dwellings at low densities with a number of moderate density single-family subdivisions. There are also a limited number of civic, commercial, and industrial uses located throughout the rural area on the Peninsula. The Tacoma Narrows Airport is located in a rural area near Point Fosdick. ~~A significant amount of v~~Vacant and undeveloped land, pasture lands, and forestland remain in the rural area.

EAST GIG HARBOR

The east shoreline of Gig Harbor Bay is referred to as East Gig Harbor. This residential neighborhood is dominated with large homes with views of the Harbor. Many of the parcels adjacent to the shoreline are one-quarter acre or smaller while the upland areas contain several

large lots that are undeveloped. In 2019, Pierce County redesignated this area from urban to rural.

Crescent Valley

~~Crescent Valley is mostly undeveloped; however, some small farms and residences are located adjacent to Crescent Valley Drive and along the shoreline of Crescent Lake.~~ The Crescent Valley area contains the lowest residential densities in the plan area. The largest undeveloped parcels in the plan area are located directly east of Crescent Valley between Crescent Valley Drive and Hallstrom Drive.

Rosedale

A small rural business center with a store, church, and community park is located near the intersection of Rosedale Street and Ray Nash Drive. Large tracts of forest and pastureland dominate the Rosedale area. Several moderate density single-family neighborhoods are found in the area and the shorelines of Lay Inlet and Sylvia Lake are improved with fairly high density single-family dwellings that have mostly been converted from summer cabins to permanent year-round homes. Raft Island is located in Henderson Bay to the west of Rosedale and is developed as a moderate density single-family neighborhood. Homestead Park and ballfield is located in the Rosedale neighborhood.

Ray Nash Valley

Ray Nash Valley is a small rural valley south of Rosedale between the Artondale area and Henderson Bay. Land uses in the area generally include schools, small farms and pasturelands ~~as well as~~, and single-family homes on 5- to 10-acre lots. Kopachuck State Park is located directly to the west of Ray Nash Valley and extends to the shoreline of Henderson Bay.

Artondale

Artondale is generally considered the area northwest of Wollochet Bay, south of Rosedale and east of Arletta. ~~There are several large undeveloped lots in the Artondale area ranging from 20 to approximately 100 acres. Some of these large parcels contain mature stands of timber.~~ There are ~~also~~ a large number of moderate density single-family neighborhoods~~, most notably in the vicinity of 40th Street and 70th Avenue~~ across the Artondale area. ~~The~~ Harbor Family Park and the Gig Harbor Golf and Country Club is located in Artondale.

Arletta

Arletta is located north of Hale Passage, directly east of Horsehead Bay. There is a community center with ballfield, ~~and~~ as well as a small grocery store at the intersection of 36th Street and Ray Nash Drive. Large lots, single-family homes, pastureland, and forestland characterize land uses at Arletta. Development along the shoreline of Horsehead Bay and Hale Passage consists of smaller lots with detached single-family homes. Similar to the development pattern in the Rosedale neighborhood, many of the waterfront cabins have been demolished or remodeled and are now used all year as permanent homes.

Cromwell and Warren

The Cromwell and Warren neighborhoods extend along Hale Passage from Wollochet Bay to Shaw Cove. Fairly steep marine bluffs characterize the shoreline of Cromwell, while the shoreline in the vicinity of Warren Drive is considered low to medium bank waterfront. Upland from the shoreline, both Cromwell and Warren have some large forested tracts and pasturelands. Along Hale Passage, many of the original waterfront cabins have been replaced by permanent homes. The bridge that connects Fox Island to the Gig Harbor Peninsula is located in Warren.

Fox Island

Fox Island is a 5.2 square mile island on the south end of the Gig Harbor Peninsula and is connected by Fox Island Bridge located south of Gig Harbor that crosses Hale Passage to connect to the road network to the mainland at Artondale. The island is primarily characterized by rural wooded properties on acreage in the center of the island and waterfront homes located all around the island. Tanglewood Island, just offshore of Fox Island, includes several homes in a wooded setting. Some rural services and businesses are located at the center of Fox Island just off Island Boulevard. Other notable places include the Fox Island Historical Museum, U.S. Post Office, Zee's Reef Marine Preserve, a yacht club, and a community center.

Point Fosdick

The Point Fosdick area consists of the southern end of the Gig Harbor Peninsula between Wollochet Bay and the Tacoma Narrows. The shoreline in the Point Fosdick area is primarily high bank, marine bluffs with low bank properties extending toward Wollochet Bay. The largest landholder in the area is ~~the City of Tacoma~~ Pierce County, which owns and operates the Tacoma Narrows Airport. The Tacoma Narrows Airport is classified as a general aviation airport. Several businesses, including a convenience store and a gas station, are located near the intersection of Stone Drive and Point Fosdick Drive. The area has been developed with a number of moderate density single-family neighborhoods, most notably west of the Tacoma Narrows Airport and near the Tacoma Narrows Bridge. ~~Pierce County~~ Peninsula Metropolitan Park District (PenMet Parks) owns a waterfront park along the shoreline of the Tacoma Narrows.

History of the Gig Harbor Peninsula and Fox Island

Native American Settlement

Native Americans settled in and utilized the Gig Harbor Peninsula and Fox Island for thousands of years before Europeans arrived. The tribal groups that inhabited the Gig Harbor Peninsula vicinity were mainly of Puyallup, Nisqually, and Steilacoom groups. Native Americans had permanent settlements in villages along waterways and had seasonal homes in places such as Fox Island for the purposes of fishing and food gathering. Known village sites exist at the north end of present-day Gig Harbor near Donkey or Crescent Creek, Wollochet Bay and Burley

Lagoon. Some Native Americans continued to live in the area selling or trading fish and woven baskets to European settlers well into the 1900s. Native Americans continue to enjoy fishing and clamming rights in their usual and accustomed fishing grounds in waters surrounding the Peninsula and Fox Island.

EUROPEAN/AMERICAN EXPLORATION AND SETTLEMENT

In 1792, British Captain George Vancouver led the first European exploration of the Puget Sound area. In 1841, American Navy Lieutenant Charles Wilkes led the team to explore the entire Puget Sound. It is not known which member of Wilkes' expedition gave the name of Gig Harbor to the small bay they discovered. The name pays homage to the gig, a small boat used to conduct surveys.

The first European and American settlers came to the Gig Harbor Bay area in 1867. These early settlers were involved in fishing. With the arrival of the transcontinental railroad to Tacoma in 1887, more people began to settle in the area. In the early days, homesteaders and others settled along the shoreline for easy access to boats since much of the inland areas did not have adequate roads and most transportation was through the waterways on boats. Later, inland locations came to be valued more for the purposes of cultivating farms, ranches, and orchards. The harbor area was developed with docks and wharves that served the "Mosquito Fleet," a group of steamers that transported freight, mail, and people across the Sound to Tacoma. Logging activity preceded specialty or diversified farming that included fruit orchards in the area. Shipbuilding for commercial fishing, car ferries, and other craft became an important industry in Gig Harbor.

In the late 19th and early 20th centuries, passengers, horses, wagons, mail, supplies, logs, timber, fish, crops, and bricks were transported in boats and steamers across Puget Sound from the Peninsula to Tacoma. Steamers stopped at major pick-up locations and bays along the shoreline in the Narrows, Wollochet Bay, Hale Passage, Carr Inlet, and Henderson Bay. By the 1930s, the steamer transport declined largely due to the convenience of larger ferries and appearance of automobiles on the Peninsula starting in the 1910s.

The first Purdy Bridge across Henderson Bay was constructed in the early 1890s to enable the farmers from Mason, Kitsap, and Pierce Counties to reach the urban market in Tacoma with their produce, through Gig Harbor. The present bridge was constructed in 1938. The first Narrows Bridge collapsed in 1940, four months after completion. The second Narrows Bridge was not completed until 1950. After the collapse of the first bridge, ferries again transported people and goods between the Peninsula and Tacoma until the second bridge was completed. With the completion of the second Narrows Bridge, the Peninsula began to evolve into a suburban residential community. This growth accelerated from the 1950s ~~through the mid-1990s~~ to present day, due to the growth in the Tacoma, mainland Pierce County, and Central Puget Sound economy, and the convenient access to Interstate 5 that the bridge and the conversion of S~~tate R~~oute 16 into a 4-lane, restricted access freeway provided. In addition, the completion of the Tacoma Industrial Airport in 1963 and the development of the Washington Corrections Center for Women at Purdy spurred further development of the area.

The second span of the Tacoma Narrows Bridge was constructed in 2007, along with the imposition of southbound tolling. With cross-narrows traffic congestion substantially alleviated, major changes in travel and living patterns have resulted in Gig Harbor.

~~Today, the plan area is a mix of small town and suburban-style urban areas and wooded suburban neighborhoods interspersed with rural forest and pasturelands.~~

Plan Area Communities

The following current or historic communities provide the character that currently defines the Gig Harbor Peninsula and Fox Island.

Arletta

The first post office was established in 1893 in Arletta. The first postmaster named the community Arletta by combining her daughter's name Arla with her friend's name Lucetta (Castle). The first European-American settlement began in the late 1870s. Most early settlers farmed. Other activities in the area included logging, fishing, and trapping. When a permanent dock was constructed, a business district developed around the waterfront and included a store, fish fertilizer factory, and warehouse. By 1910 the first roads had been constructed between Warren, Arletta, and Horsehead Bay.

Artondale

Artondale extends north and west of the head of Wollochet Bay. Settlement started here in 1877. The community served as a banking and shipping point. The community had two brickyards. Approximately 150 people lived in the community in the 1880s. The early settlers in the area established orchards and farms after clearing the forest.

Cromwell

The community, along Hale Passage across from Fox Island, was originally called "Little Norway" because of many Norwegian immigrants who settled in the area starting in the 1870s. Farming and ranching were the common early activities in the area. The name of the community was changed in 1902 when local residents petitioned for direct mail delivery and John Cromwell from the federal post office recommended that the community receive such service. The first post office and school in the area were established about 1900.

Fox Island

Native Americans called the island Bu-ta-u. According to the Native American legend, Bu-ta-u was the name of a daughter of a Nisqually Indian chief. The present name of the island was established during the 1841 Wilkes Expedition after an assistant surgeon on the crew named Fox. Native Americans used the island for seasonal gatherings and fishing. Tanglewood Island was used as a Native American burial ground. During the Indian uprisings of the 1850s, Fox Island was designated as a reservation for friendly Indians, and for a few years prior to

resettlement to other reservations, there were some 800 Puyallups and Nisquallys living on the island.

European-American settlement began in the 1850s. A number of activities had been established on the island at various times, including fishing, gathering of dogfish and oysters, fish processing, logging, farming, and manufacturing basic items, such as bricks, ~~and~~ sleds, wheelbarrows, and baby carriages. In the 1860s, the dogfish and oyster industry was developed with Native Americans employed to fish and gather. The local farmers also grew prunes on the island and a prune dryer was employed to process harvested prunes for shipping starting in the 1890s. A flower industry was established on the island in 1904 with bulbs brought from Iowa. The Brick and Clay Works Company started on the south side of the island in the late 1880s. The company utilized the local clay deposits to manufacture pipes, bricks, and tiles and shipped the manufactured products to Tacoma on the steamer, "Susie." The plant closed down by 1910 due to the depletion of the clay deposits. The post office, schools, stores, and churches formed the early centers of community life. Before the Fox Island Bridge opened in 1954, residents relied on ferry service for transportation.

CITY OF GIG HARBOR

Gig Harbor was named during the 1841 Wilkes expedition after a crewmember in a small boat, called the captain's gig, sighted a harbor and led other boats exploring in the area to take refuge in the harbor during a storm. When the first European-American settlers came to the harbor in 1867, there was a Native American village, with longhouse, located at the head of the harbor near a small creek. In 1867, two Slovenians, Samuel Jerisich and Peter Goldsmith, and a Portuguese man, John Farragut, rowed a skiff south from British Columbia to fish in the area. They entered Gig Harbor by accident to seek shelter at night. Samuel Jerisich liked the area and decided to stay while the other two men decided to return to British Columbia. Samuel Jerisich married a fifteen-year-old native woman from near Vancouver Island and settled in Gig Harbor. He was the first European-American settler in Gig Harbor. Soon Yugoslavians, Germans, and Scandinavians followed to settle in the harbor. A major boatyard, lumber mills, salmon fishing fleet, and farming provided the early economic base for the town. In 1886, the Indian longhouse ~~long house~~ served as the first school. Later, the Indian village became the site of C. O. Austin's mill.

Dr. Alfred Burnham, from Albert Lea, Minnesota, filed a plat for the town site on April 28, 1888. Dr. Burnham was the town's first doctor and opened the first general store near today's business section in North Gig Harbor. Chicken farming prospered in the 1920s and 1930s. Early fishermen used rowboats to fish. Later, motorized boats began to lighten the labor required to fish and enabled fishermen to go greater distance to fish in places such as Alaska starting around 1905.

The town incorporated as a fourth-class city in 1946 because of the need to provide for water and sewer systems. Gig Harbor was home to a fishing fleet of more than 70 vessels in the 1970s that decreased to 30 vessels in the late 1980s.

Early fishermen, including Nick Costello, Andrew Gilich, and the Skansie Brothers, organized a fund drive in 1914 to build the first St. Nicholas Catholic Church in Gig Harbor. The Skansie

Brothers founded the Skansie Shipbuilding Company in 1912. The company produced four-to-five boats per season and had 25 to 30 employees during peak periods. The company built a variety of boats including ferries and wooden fishing boats. One of four Skansie brothers operated the Washington Navigation Company, which operated ferries around the Puget Sound in the 1910s until the 1940s when the first Narrows Bridge was constructed. Mitchell Skansie and his son Bill operated the Washington Navigation Company. They operated ferries for the state between the time the first Narrows Bridge collapsed and the second Narrows Bridge was constructed.

Lumber was one of the early industries in the area. The first mill in Gig Harbor started operating in 1887 on the west side of the harbor. A shingle mill was built near the first mill at the head of the bay around the early 1890s. Another mill was constructed by C. O. Austin in 1909.

Many early settlers engaged in diversified farming. Some agricultural operations became profitable businesses including production of apples, pears, or loganberries. Holly growing became another successful agricultural venture in the area. Chicken farming was successful during the 1920s but declined by the 1930s.

Midway

Midway was named due to its midway location between Gig Harbor and Point Fosdick. A Midway School District No. 79 was formed in 1892. Originally it was a part of Artondale District No. 14, but became a separate school district with fifteen children. The school became a center of community-oriented activities.

Point Fosdick

Point Fosdick was named during the 1841 Wilkes Expedition. It was a federal military reservation used by the local Native American tribes of Nisqually, Puyallup, Yakima, and Cowlitz in the late 1800s. A longhouse ~~long house~~ was constructed, which later became Berg's Landing. In the early 1890s, Charles L. Berg established a floating dock that served the "Mosquito Fleet," a fleet of steamers that transported freight and mail. Berg's Landing served as an automobile ferry dock until the second Narrows Bridge was built in 1950. Once forests were cleared, orchards, vegetable and berry production, and later, chicken farming became prevalent in the area.

Purdy

The area was named Purdy in the 1880s when Joseph Purdy, a grocery store owner from Tacoma, offered to provide lumber for a school if the area were named after him. Four men, including Joseph Purdy, constructed a mill in the area in 1885. The mill complex also included a post office, grocery store, and workers' housing. Mr. Ouelette, "the Frenchman," opened the first Oyster Company in the area around 1900 processing and canning the oysters from the land on the spit he owned. In the 1890s, a drawbridge was constructed across Henderson Bay at Purdy. In 1919, another bridge was provided. The present bridge was constructed in 1938. In the early 1900s, most settlers in the area were in diversified farming, including fruit, dairy, and

poultry farming. Oysters and clams were also important products from Purdy from the early settlement period.

Raft Island

The Wilkes Expedition named the island "Allhouse Island" after Private Allhouse. Later, Raft Island was so named because from a distance the island appeared to some sailors to be a floating raft. Raft Island was first settled by two men who claimed the entire island in 1889. The island was clearcut and logs were shipped out from the early settlement period of the 1880s. The second-growth timber was used for pilings, saw logs, and mine props in the 1920s. Large rafts of logs were harvested from throughout the Henderson Bay area, including the island, and were gathered to be shipped out through steamer transport. In the late 1920s, a Mr. Noble bought the entire island and used it as a hunting and recreational resort. Later, the portion of the land where Mr. Noble built a residential structure became the Catholic Church camp. Mr. Noble brought electric power to Raft Island. The bridge to Raft Island was built over the narrow, tidal channel on the south side. There are presently 190 families residing on the island. There are a private campground and three community beaches and parks.

Rosedale

Rosedale was named because of the wild roses growing in the area. In the early 1880s, the first school district and post office were established in the area. Logging and farming were the most prevalent activities engaged by early settlers. By the early 1910s, a small business district developed in the community, which included two stores, two docks, a church, a public library, and schools.

Warren

The first Euro-American settlement began in the late 1870s. A permanent dock was constructed in the early 1910s. Farming formed the economic base for the community at the beginning. In the late 1920s, local settlers constructed a road that connected Warren to Arletta and Horsehead Bay.

Wollochet Bay

Some believe that the Indian name Wollochet means "cut throat." It was connected to the Native American legend about a young man who was discouraged that he could not marry the woman of his choice and ended his life by cutting his throat. It is also speculated that it may be connected to another Native American word which means "squirting clams" of which plenty were found on the beach in the area. The Native Americans fished and sold the fish to the European-American settlers. They also traded woven baskets for clothing and other items. Early European-American settlers engaged in logging and farming. Orchards were common among homesteaders. Many chicken farms in the area had thousands of chickens per farm. Dogfish were caught and used as fertilizer.

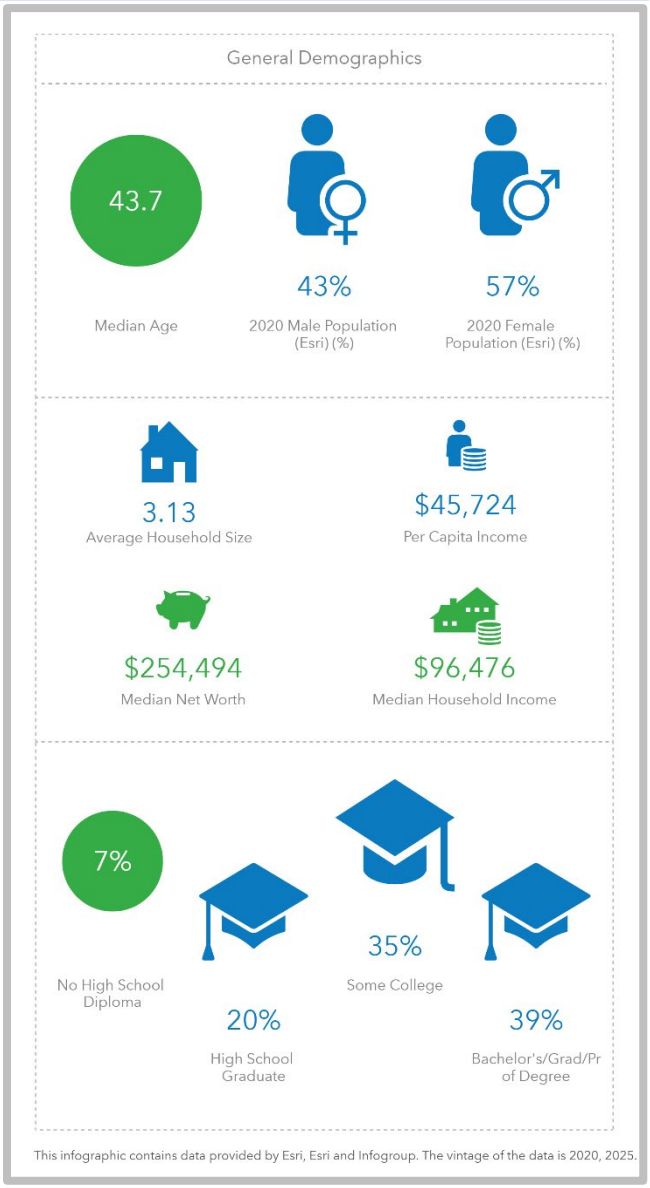
COMMUNITY DEMOGRAPHICS

~~DEMOGRAPHICS OF THE~~ URBAN ~~GROWTH~~ AREA

POPULATION, HOUSEHOLDS, AND HOUSING ~~ESTIMATES~~

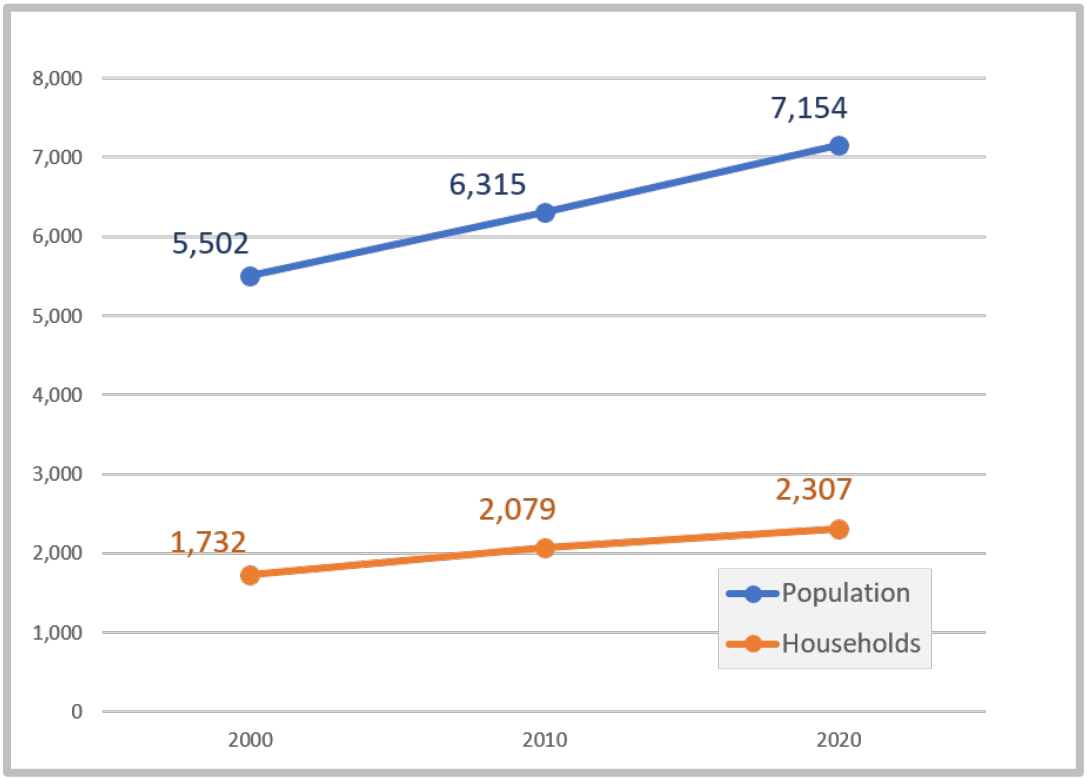
~~The population estimates for the Gig Harbor Peninsula Community Plan were derived from the 1998 annual population estimates by census tract generated by the Puget Sound Regional Council (PSRC) and based on the 1990 national census. Because census tracts differ slightly from plan boundaries, certain adjustments were made to exclude the Key Peninsula and the City of Gig Harbor.~~

~~Three factors assumed in estimating population are: housing units, persons per household (pphh), and housing vacancy rates. Traditionally the decennial census provides the basis for these factors. The PSRC updates the 1990 census housing unit count through annual collection of residential building permits. The 1990 census pphh and vacancy rates are adjusted through an economic regression model by PSRC.~~



The population of the Gig Harbor urban unincorporated area has grown by 30 percent with a total increase of 1,634 persons and 575 households between 2000 and 2020. The 2020 population estimate within the Gig Harbor urban area is 18,317. 11,163 are with the City of Gig Harbor and 7,154 (57% female) are within the unincorporated urban area.
The average household size is 3.13 persons within the urban unincorporated area.

Figure E-1: Population and Household Growth in Urban Area (2000-2020)

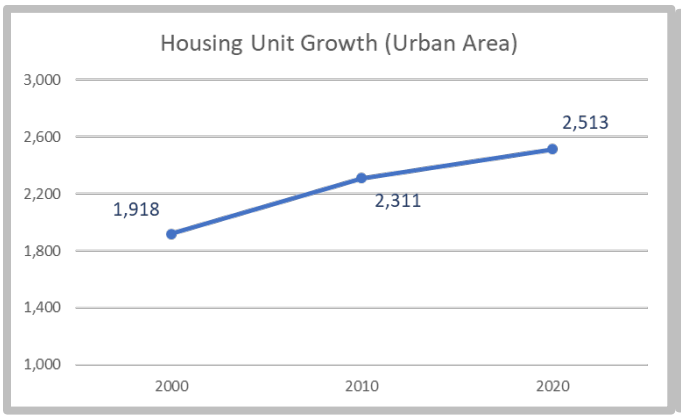


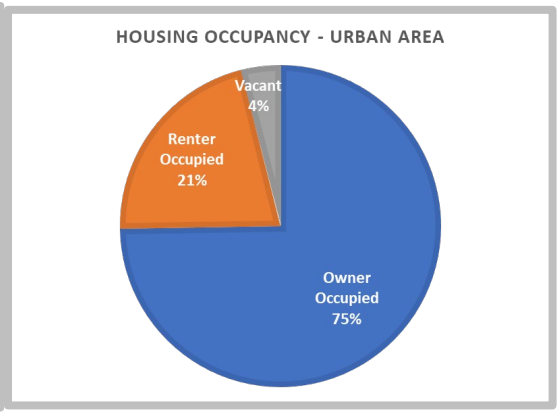
Source: 2020/2025 Esri Updated Demographics data.

As of 2020, 81.0 percent of urban area residents identified as White, 7.8 percent as Hispanic, 3.6 percent as Asian, 3.1 percent as Black or African American, 1.4 percent American Indian or Alaskan Native, 0.5 percent Native Hawaiian or Other Pacific Islander, 0.5 percent as two or more races, and 2.0 percent of residents identified as some other race.

The number of housing units in the urban unincorporated area has grown by 31 percent between 2000 and 2020, from 1,918 units to 2,513 units. Owner occupied units (75%) continue to dominate as the area's housing type. The housing vacancy rate is low at 4 percent.

Figure E-2: Housing Growth and Occupancy





Source: 2020/2025 Esri Updated Demographics data.

The population and household estimates for the Gig Harbor Peninsula Community Plan were provided through the 2020/2025 Esri Updated Demographics data. Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. To measure current population change by block group, Esri models the change in households from multiple sources: Experian; the U.S. Postal Service (USPS); Metrostudy, a Hanley Wood company; and Axiometrics, in addition to several ancillary sources.

Housing estimates for the Gig Harbor Peninsula Community Plan were provided through the Esri Demographic updates (Summer 2020). Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the ACS, and various state and local data sources. Additionally, data from the CPS and the Housing Vacancy Survey (HVS) from the U.S. Census Bureau is used to model trends in occupancy.

~~Demographics of the~~ Rural Area

Population, Households, and Housing ~~Estimates~~

~~The population estimates for the Gig Harbor Peninsula Community Plan were derived from the 1998 annual population estimates by census tract generated by the Puget Sound Regional Council (PSRC) and based on the 1990 national census. Because census tracts differ slightly from plan boundaries, certain adjustments were made to exclude the Key Peninsula and the City of Gig Harbor.~~

~~The 1998 population estimate for the Gig Harbor Peninsula Community Plan area is 30,500 persons. Of the 30,500 people currently residing in the plan area, approximately 82-85% (25,010 – 25,925) live in the rural area.~~

The population of the Gig Harbor rural area has grown by 30 percent with a total increase of 7,716 persons and 3,202 households between 2000 and 2020. The 2020 population estimate within the Gig Harbor Peninsula Community Plan area is 40,749. Of the 40,749 (52% female) people currently residing in the plan area, 82% (33,595) live in the rural area. The average household size is 2.58.

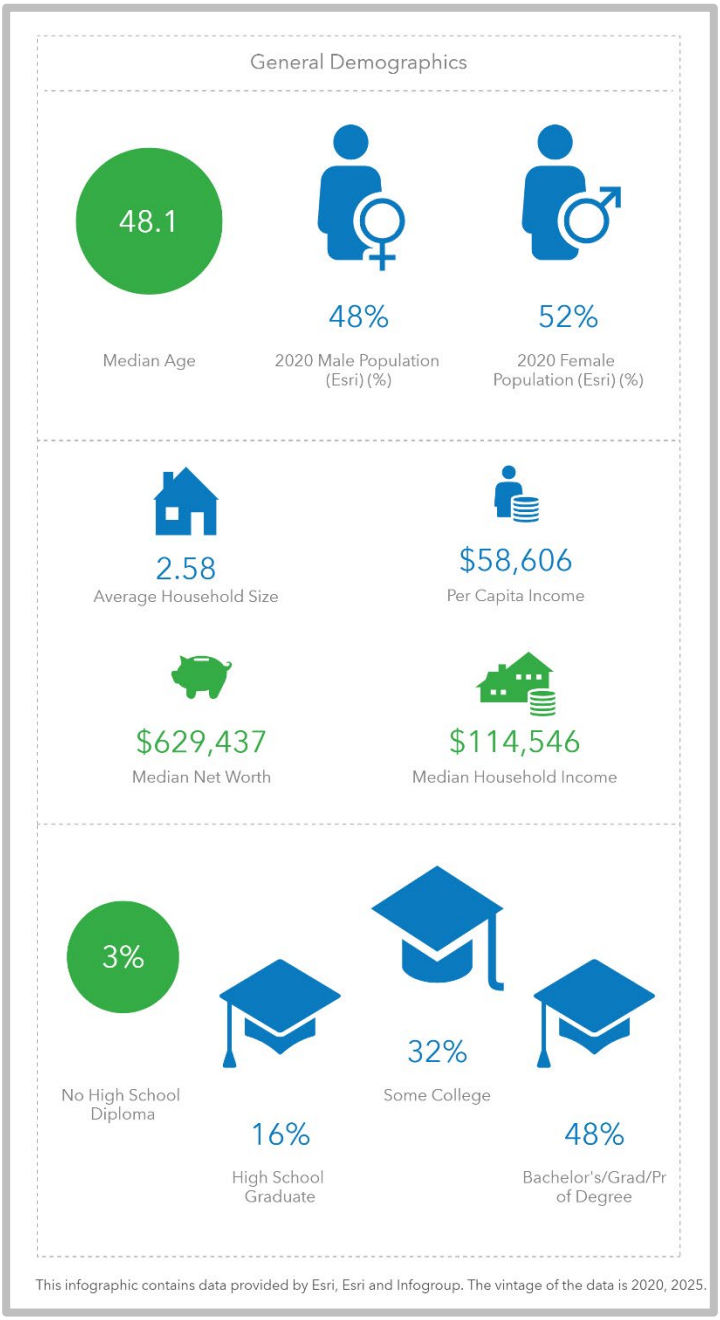
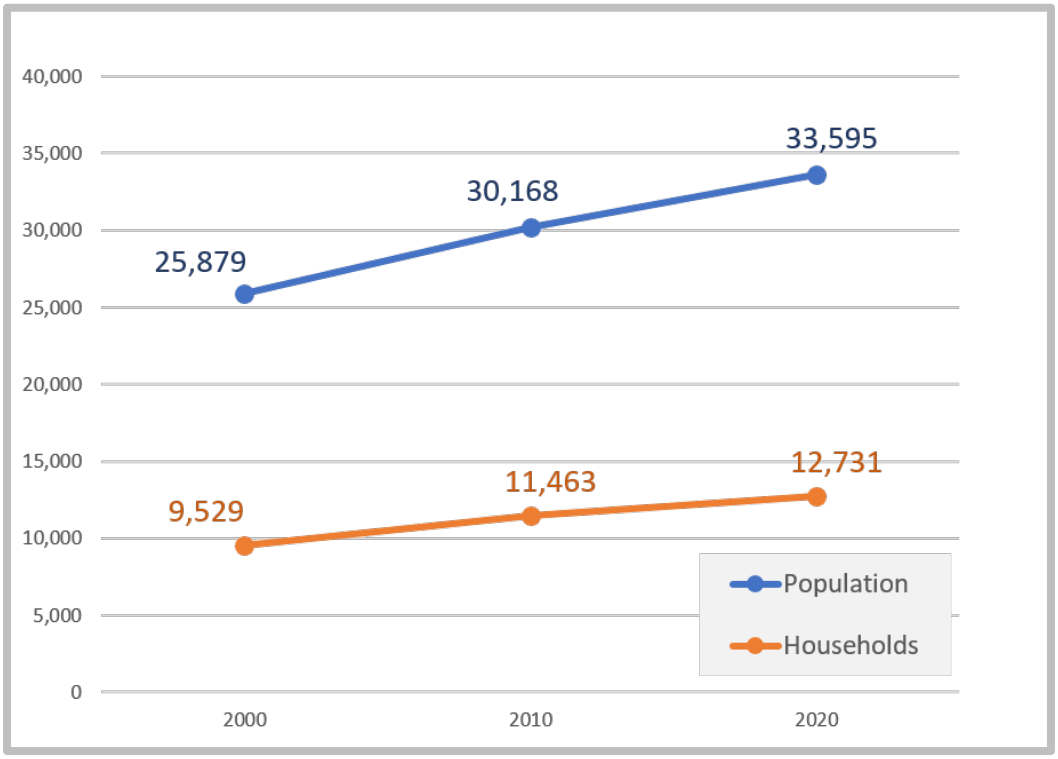


Figure E-3: Population and Household Growth in Rural Area (2000-2020)

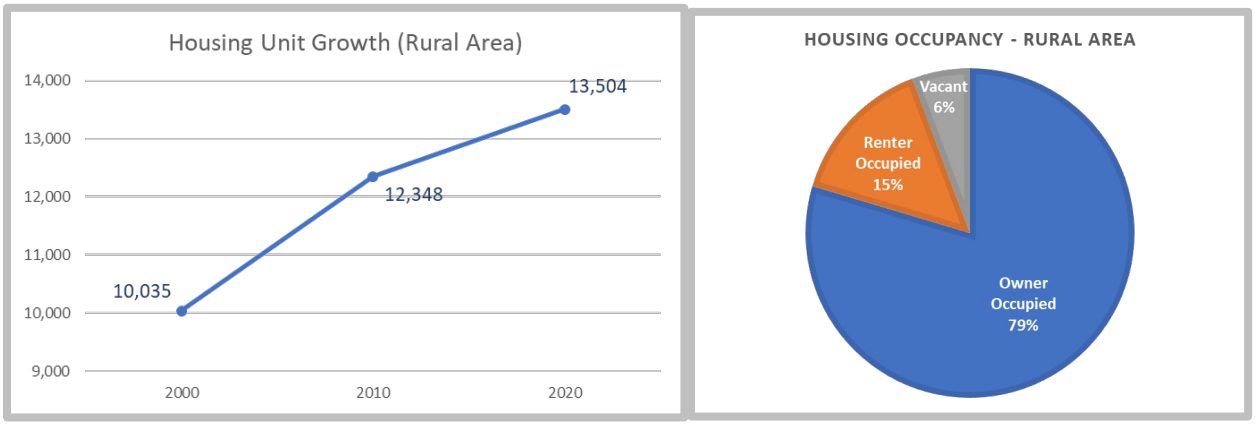


Source: 2020/2025 Esri Updated Demographics data.

As of 2020, 83.7 percent of rural residents identified as White, 5.4 percent as Hispanic, 4.3 percent as two or more races, 2.8 percent as Asian, 1.2 percent as Black or African American, 0.8 percent American Indian or Alaskan Native, 0.4 percent Native Hawaiian or Other Pacific Islander, and 1.2 percent of residents identified as some other race.

The number of housing units in the rural area has grown by 35 percent between 2000 and 2020, from 10,035 units to 13,504 units. Owner occupied units (79%) continue to dominate as the area's housing type. The housing vacancy rate is low at 6 percent.

Figure E-4: Housing Growth and Occupancy



Source: 2020/2025 Esri Updated Demographics data.

The population estimates for the Gig Harbor Peninsula Community Plan were provided through 2020/2025 Esri Updated Demographic data (Summer 2020). Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. To measure current population change by block group, Esri models the change in households from multiple sources: Experian; the U.S. Postal Service (USPS); Metrostudy, a Hanley Wood company; and Axiometrics, in addition to several ancillary sources.

Housing estimates for the Gig Harbor Peninsula Community Plan were provided through the Esri Demographic updates (Summer 2020). Numerous independent sources are leveraged to obtain detailed information on housing development data where no building permits exist. Independent estimates of change in occupancy are calculated from USPS residential lists, the American Communities Survey, and various state and local data sources. Additionally, data from the CPS and the Housing Vacancy Survey (HVS) from the U.S. Census Bureau is used to model trends in occupancy.

Planning History

County Planning

1962 Pierce County Comprehensive Plan and Zoning

The first Pierce County Comprehensive Land Use Plan was adopted on April 2, 1962. The Pierce County Zoning Code, which implemented the Comprehensive Plan, was adopted on October 8, 1962. The 1962 Pierce County Comprehensive Plan designated the Gig Harbor Peninsula as "Suburban Residential." These rules followed very basic planning principles. Zoning districts were established that dictated the appropriate location for commercial business and residential homes. However, the Comprehensive Land Use Plan did not offer much protection from incompatible uses and did not recognize the unique individuality of communities. In May 1966, a Comprehensive Plan Study was completed for the Peninsula under Section 701 of the Federal Housing Act. This study served as a platform for planning efforts on the Peninsula in the early 1970s.

1975 Gig Harbor Peninsula Comprehensive Plan and Development Regulations

In June 1975, the Gig Harbor Peninsula Comprehensive Plan and Development Regulations were adopted by the Pierce County Board of Commissioners. The 1975 Gig Harbor Peninsula Comprehensive Plan included land in the Burley-Minter-Wauna area of northeastern Key Peninsula, in addition to the Gig Harbor Peninsula and Fox Island.

This was a very innovative plan and zoning program. It was based on the physical features of the Peninsula such as topography and aquifer recharge areas. Lands that contained environmental constraints such as steep slopes or wetlands were considered the most sensitive and received a designation of Natural Environment. Areas that were appropriate for residential land uses were designated the Residential Environment. Land that had very few physical impediments to development and was located near SR 16 received an Urban Environment

designation. Generally, any land use was permitted in any zone classification provided the proposed development met minimum environmental standards and was compatible with adjacent uses. This zoning scheme was quite successful and remained in effect until January 1, 1995 when the new Pierce County Comprehensive Plan became effective.

Burley Minter Drainage Basin Water Quality Plan

In January 1988, the Burley/Minter Drainage Basin Water Quality Plan was adopted. This plan was implemented through amendments to the Gig Harbor Peninsula Development Regulations and established a sensitive watershed environment in the Burley/Minter area. Due to ongoing contamination of shellfish beds, further restrictions were required including larger lot sizes, best management practices, and buffers on streams and waterways. In November 1978, these areas were also designated as environmentally sensitive areas pursuant to the State Environmental Policy Act (SEPA).

In 1989, the Gig Harbor Peninsula Comprehensive Plan and Development Regulations were revised to create a rural-residential environment for Fox Island, which resulted in lower permitted densities of one dwelling unit per acre. In 1992, the rural-special environment was established to provide greater protection through lower densities and restricted uses to several rural valley areas. The 1992 amendments also modified the provisions for the rural environment to encourage greater preservation of natural features.

1994 Pierce County Comprehensive Plan

In April 1990, the Growth Management Act (GMA) was passed by the Washington State Legislature. It required Pierce County to update its existing Comprehensive Plan and Zoning Regulations, including community plans. The GMA required Pierce County to develop and adopt a comprehensive plan which would control residential, commercial, and industrial growth. Thirteen goals are listed in GMA to guide policy development in six required elements. The required elements include land use, housing, capital facilities, utilities, rural, and transportation. Pierce County also elected to include four additional elements: environment and critical areas, economic development, community plans, and essential public facilities. Each of the six GMA required elements must conform to specific standards set in the legislation. GMA required cities and counties to plan for growth based on population forecasts. Where growth is allowed, facilities and services must be planned and provided.

The Rural Element requirements in the originally adopted GMA contained very general standards. It stated that Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The Rural Element shall permit land uses that are compatible with the rural character of such lands and provide for a variety of rural densities. Rural areas must also be planned for and include preservation of open space, agricultural opportunities, recreational opportunities, and protection of natural resources.

In April 1991, Interim Growth Management Policies were adopted as a transition between the 1962 Comprehensive Plan and the more complex plan developed under the Growth Management Act. In June 1992, the Pierce County County-Wwide Planning Policies were

adopted. The policies provided the framework and process by which Pierce County and the cities and towns within the County would establish urban growth areas, provide infrastructure and services, and preserve agricultural and natural resource lands.

In November 1994, Pierce County adopted a new Comprehensive Plan. The 1994 Pierce County Comprehensive Plan replaced the 1962 Pierce County Comprehensive Plan in its entirety. The plan established population projections, urban growth areas, and rural areas. The 1994 Comprehensive Plan identified the portion of the plan area surrounding the City of Gig Harbor as an "~~u~~Urban ~~g~~Growth ~~a~~Area" and designated the remainder of the Peninsula and Fox Island as "rural." The 1975 Gig Harbor Peninsula Comprehensive Plan remained in effect as a component of the new Comprehensive Plan but many aspects of the 1975 ~~P~~plan was not consistent with the Growth Management Act and the newly adopted County Comprehensive Plan. Consequently, the 1975 plan policies were superseded by the new County~~-~~wide plan and implementing zoning regulations that became effective in July 1995.

COMMUNITY PLANNING

Pierce County Comprehensive Plan policies located in the Community Plans Element address community autonomy, community character, new community plans, consistency with the Comprehensive Plan, consistency with the Development Regulations-Zoning, transition strategies, and joint planning agreements.

The Community Plans Element of the 1994 Pierce County Comprehensive Plan envisions a local voice in how the Comprehensive Plan and its Development Regulations will be carried out in communities. Community plans exemplify how the objectives and policies of the Comprehensive Plan play out when applied to detailed and specific conditions. They indicate specific land use designations, appropriate densities, and the design standards that should apply in community planning areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme. Community plans help citizens decide what they want to retain and what they want to change at the local level.

Although the Growth Management Act (GMA) does not require comprehensive plans to provide for community plans, ~~Pierce County Ordinance 90-47S directs County officials to prepare a Community Plans Element of the Comprehensive Plan~~ Pierce County has adopted many community plans. The majority of unincorporated County population resides in community plan areas. ~~The Community Plans Element spells out how to coordinate consistency between community plans and the Comprehensive Plan.~~ Community plans must be consistent with the Comprehensive Plan and the GMA. Flexibility exists only in the interpretation of how Comprehensive Plan policies apply in a given community or in areas where the Comprehensive Plan is silent on an issue or does not provide detailed guidance.

GIG HARBOR PENINSULA COMMUNITY PLANNING EFFORTS

The Pierce County Council passed Resolution No. R97-94 (link) on August 12, 1997, requesting the Department of Planning and Land Services (now Planning and Public Works) update the

1975 Gig Harbor Peninsula Comprehensive Plan. The resolution called for the Planning Department to combine the requirements of the Growth Management Act with the most successful provisions of the 1975 Gig Harbor Peninsula Comprehensive Plan. The updated community plan focuses on the Gig Harbor Peninsula and Fox Island. The Burley-Minter-Wauna area of the Key Peninsula, which was under the jurisdiction of the 1975 Community Plan, is not within the jurisdiction of the updated plan.

Information regarding the plan update was distributed to various citizen groups in the spring of 1998 and the planning process started in August 1998. A Community Planning Board and various committees developed plan policies starting in the fall of 1998 through summer of 2000.

Scope of the Community Plan

~~Legislative Authority to Develop the Plan~~

~~In the Community Plans Element of the 1994 Pierce County Comprehensive Plan, the Gig Harbor Peninsula was identified as a community with an existing community plan that needs to be updated.~~

Purpose and Use of the Community Plan

The Gig Harbor Peninsula Community Plan ~~will~~ gives residents, property owners, business people, and Pierce County government a detailed sense of how the community wants to develop in the future and what standards could be utilized to create and maintain the look and feel identified in the community plan. The Gig Harbor Peninsula Community Plan develops a vision for the entire Peninsula and Fox Island. In some circumstances, the plan refines the Pierce County Comprehensive Plan to more closely reflect the needs, concerns, and desires of the Peninsula residents. The plan also identifies actions necessary to implement the community plan, including adopting or revising land use regulations; identifying priorities for use of public funds to develop physical improvements such as sidewalks, street landscaping, street lights, water-related improvements, and park development; social programs; and economic programs.

Visions, Goals, Objectives, Principles, and Standards

Visions

Visioning is the process of defining the expectation of what the community could be in the future. Visioning is typically completed through a series of public meetings or workshops structured to allow the community to articulate hopes for the future. Statements, thoughts, and ideas brought forth in the visioning process become the basis for the visions, goals, objectives, and principles of the community plan.

Vision statements can be either: 1) broad - painting a picture of what the community should strive to be like, physically and socially; or 2) focused - to express how the concerns, values, and hopes of the community should be reflected in various topics.

Goals, objectives, and policies (principles and standards) are used to provide measurable statements to fulfill the vision statements and are an integral part of the visioning process.

Goals

Goals describe a desirable future for the community: identifying who, what, why, and how the broad values and hopes set forth in the vision statement will be accomplished. Goals provide the framework from which objectives, policies (principles and standards), and implementation actions and recommendations will be developed.

Objectives

Objectives are statements which specifically define goal actions.

Policies (Principles and Standards)

Principles set a particular course of action to accomplish objectives. Standards, quantitative or qualitative, are specific benchmarks or targets to be accomplished in the ongoing development of the community.

Implementation Actions and Recommendations

Implementation actions and recommendations are statements that provide changes to policy documents, regulations, capital facility plans, and statements directing agencies and community groups to revise or develop plans, regulations, and non-regulatory measures.

The vision and all of the goals, objectives, policies and implementation actions and recommendations are developed through citizen comment and represent the will of the people translated into decision-oriented statements. When applying the policy statements, each should be afforded equal weight and consideration.

2002 Gig Harbor Peninsula Community Plan Public Involvement

Gig Harbor Peninsula Community Planning Board

The original development of the Gig Harbor Peninsula Community Plan could not have been accomplished without the Gig Harbor Peninsula Community Planning Board (GHPCPB). The GHPCPB consisted of a fifteen-member group representing a variety of interests and geographic locations of the community. Representatives included: Peninsula Light Company, Pierce County Fire District #5, the Peninsula School District, the City of Gig Harbor, the Gig Harbor Peninsula Chamber of Commerce, development interests, business interests, parks and open space interests, the Key Peninsula Gig Harbor Islands (KGI) Watershed Committee, the Peninsula Neighborhood Association, the Peninsula Advisory Commission, and local residents.

The GHPCPB was charged with five main responsibilities: 1) serving as a sounding board for the community; 2) developing a vision and goals for the community plan area; 3) working with sub-committees in developing policies and implementing actions related to various topics; 4) guiding the development of policies and map changes that address community concerns while remaining consistent with the Comprehensive Plan; and 5) forwarding a draft updated Gig Harbor Peninsula Community Plan to the Pierce County Planning Commission and Pierce County Council.

COMMUNITY PLAN SUBCOMMITTEES

Eight subcommittees were formed to address the following topic areas: the Urban Growth Area, rural areas, parks, open space, transportation, the natural environment, economic development, and facilities and services. The role of each subcommittee was to work with staff in researching and developing detailed policies and implementation actions related to the goals adopted by the CPB and forward draft policy and implementation actions to the CPB for review and approval.

TIMELINE FOR PUBLIC INVOLVEMENT

Summer/Fall 1998	Gig Harbor Peninsula Community Planning Board developed community wide vision and goals, which were completed in October 1998.
Fall 1998-Winter 1999	UGA Committee developed land use policies for the City of Gig Harbor Urban Growth Area, in coordination with the ~~c~~City. UGA Committee work was completed in March 1999. CPB review of the UGA Committee recommendation was also completed in March 1999.
Spring/Summer 1999	Rural Committee developed rural land use policies, including policies dealing with the Tacoma Narrows Airport. Rural Committee work was completed in July 1999. CPB review of the Rural Committee recommendation was also completed in July 1999.
September 1999	An open house was held on September 9, 1999, to describe the efforts of the Community Planning Board and various subcommittees in drafting urban and rural land use policies for the community plan.
Fall 1999/Winter 2000	Parks Committee developed parks policies and completed its work in December 1999. CPB review of the Parks Committee recommendations was completed in February 2000.
Fall 1999/Winter 2000	Open Space Committee developed open space policies and completed its work in February 2000. CPB review of the Open Space Committee recommendations was completed in March 2000.

Winter/Spring 2000	Transportation Committee developed transportation policies and completed its work in April 2000. CPB review of the Transportation Committee recommendations was completed in May 2000.
Spring/Summer 2000	Natural Environment Committee developed environmental policies and completed its work in June 2000. CPB review of the Natural Environment Committee recommendations was also completed in June 2000.
Summer/Fall 2000	Economic Development Committee developed economic policies and completed its work in August 2000. CPB review of the Economic Development Committee recommendations was completed in October 2000.
Fall 2000	The Gig Harbor Peninsula Community Planning Board completed its review of the Facilities and Services Element in October 2000.
Winter 2001	The second open house was held on January 24, 2001. The purpose of this open house was to provide a copy of the draft community plan and the environmental impact statement for the Gig Harbor Peninsula Community Plan to the public.
Winter 2001	The Gig Harbor Peninsula Community Plan was presented to the Peninsula Advisory Commission (PAC) on January 24, 2001.
Winter 2001	The Pierce County Planning Commission held public hearings on the draft community plan in February and March 2001.
Spring 2001	The Pierce County Council held public hearings on the Planning Commission's recommendation in May, June, and July 2001.
Winter 2002	The Pierce County Council held public hearings on the Proposed Plan in February and March 2002 and formally adopted the Gig Harbor Peninsula Community Plan on March 12, 2002.

OPEN HOUSES

An open house was held on September 9, 1999, to describe the efforts of the Community Planning Board and various subcommittees in drafting urban and rural land use policies for the community plan.

A second open house was held on January 24, 2001. The purpose of this open house was to provide a copy of the draft community plan to the public.

SURVEY

In February of 1999, Pierce County Planning and Land Services (PALS) (now Planning and Public Works) distributed a community survey for the Gig Harbor Peninsula Community Plan area. The survey was developed by PALS staff and reviewed and approved by the Urban Growth Area

Committee and the Pierce County Council representative for the area. The survey was intended to help PALS staff and community plan members solicit the community's views regarding the current state of the area in terms of quality of life, current and future challenges to the community and planning concerns of importance to the citizens of the area. The survey also solicited demographic information such as household size, number of miles driven to and from work on a daily basis, and shopping habits.

The survey was mailed to all registered voters residing within the plan area who have voted in three of the last four general elections. A total of 6,233 surveys were mailed. Those receiving the survey were allowed approximately three weeks to complete and return the survey, with the deadline date for return of the surveys being March 1, 1999. A total of 483 surveys were returned which represents a return rate of 8%.

The survey requested the respondents to rate their quality of life, identify the reasons they reside in the area, identify future challenges to quality of life, and identify things which should be changed or be planned for to maintain quality of life. Respondents rated the quality of life in the community on a one to ten scale. Respondents also identified the top five reasons why they live in the community plan area (healthy environment, proximity to the urban area, low crime rate, quality schools, and rural character). The three issues of greatest concern for the respondents during the next twenty years included controlling growth and development, traffic congestion and the potential for a second Tacoma Narrows Bridge. The three things they would change to improve quality of live in the plan area were reduce the rate of growth and development, improve transportation, and reject the construction of a second Tacoma Narrows Bridge.

The survey requested the respondent to respond to six statements regarding the natural environment, and to identify the three areas of the natural environment most important to them for protection. The overwhelming majority of respondents (93%) indicated that protection of the natural environment was very important to them. An overwhelming majority also indicated that protection or improvement of water bodies is necessary (87%). Again an, overwhelming majority, 89% of respondents, indicated that rural-like areas within the UGA should be protected from intense development. The same number, 89% of all respondents, indicated that preservation of natural vegetation through open space set aside, significant tree preservation, or other techniques should be sought. An overwhelming majority (86%) indicated that vegetative buffers should be required along all State and County roads. Eighty-five percent of all respondents indicated that vegetation along the shoreline of Puget Sound should be preserved. When asked to rank the components of the natural environment most important for protection, the respondents indicated that trees and native vegetation, general water quality, air quality, shorelines, and wetlands were the most critical.

The survey also requested the respondents to respond to twelve statements regarding the built environment and to identify shopping habits. An overwhelming majority (82%) of respondents indicated that they were opposed to allowing duplexes within all single-family residential neighborhoods. A strong majority (68%) indicated duplexes should be allowed only in duplex neighborhoods. When asked about size of commercial structures, a strong majority of respondents (68.7%) indicated that commercial buildings should be no larger than 5,000 square

feet if outside the City of Gig Harbor. A strong majority (61.4%) also indicated they were opposed to buildings of up to 35,000 square feet and an overwhelming majority (78.2%) indicated they were opposed to buildings in excess of 35,000 square feet. When asked about nonconforming businesses, an overwhelming majority (75%) indicated they were opposed to allowing these businesses to expand when located in residential areas. An overwhelming majority (85%) indicated that pedestrian pathways and sidewalks should be provided between businesses. When asked about architectural and site design standards, an overwhelming majority indicated that both architectural (76.5%) and site design (86.7%) should be required.

Respondents were also asked several questions regarding the state and demand for recreational facilities in the community. When asked which three parks and recreation needs are most important at the present time, the most popular responses included more access to shoreline, more open space, and more outdoor recreational areas.

The survey also requested respondents to identify infrastructure improvements currently needed. The facilities and services mentioned most often included neighborhood/community parks, bike lanes, paved roadway shoulders, and sidewalks.

Finally, respondents were asked whether or not they would be willing to support higher taxes or fees to provide facility and service improvements. Responses were: "Yes" (41%), "No" (24%), and "Maybe" (35%).

Summary of the Gig Harbor Peninsula Community Plan

The Gig Harbor Peninsula Community Plan contains policies and implementing actions for five major subject areas or elements: Land Use, Community Character and Design, Natural Environment and Open Space Element, Economic Development, and the Facilities and Services Element.

The Land Use Element addresses issues such as coordination between Pierce County and the City of Gig Harbor, what land uses should be allowed in the various designations and the appropriate intensity of land use in various areas in the community. This element is separated into a section dealing with the Urban Growth Area surrounding the City of Gig Harbor and a second section dealing with the rural area.

The Community Character and Design Element addresses urban design, urban character, urban open space protection, rural design, and rural character. The policies contained within the Community Character and Design Element promote and enhance site plan design, architectural design, sign design, and vegetation retention.

The Natural Environment and Open Space Element include consideration of the natural resources found on the Gig Harbor Peninsula. Natural resources such as wildlife, clean water, forests, and open spaces are an integral and valued part of the community. The policies contained within the Natural Environment Element of the Gig Harbor Peninsula Community Plan promote protection of critical areas, encourage preservation of natural vegetation, and address special topics such as the marine shorelines, wetlands, and fish and wildlife habitat.

The element also identifies a system of open space corridors throughout the community. This element fosters the preservation, restoration, and enhancement of the areas that have been designated as open space. The policies in the plan refine the open space/greenbelt map, identify preferred sites for open space acquisition, encourage enhancement, preservation, and retention of these areas, and provide strategies to accomplish these goals.

The Economic Development Element looks at the economy of the Peninsula and considers several opportunities to provide the community with a desired balance of employment and economic return with its impact. The majority of Peninsula residents appear to be satisfied with the current economy and are generally not interested in expanding the area designated for new businesses. It seems the most desirable growth would be for more service, commercial, and professional business as a means to reduce reliance on the Narrows Bridge. The policies contained in the Gig Harbor Peninsula Community Plan promote home occupations, small entrepreneurs, resource-based business, and environmentally sound business.

The Facilities and Services Element addresses the basic facilities needed to keep the whole system functioning. Infrastructure includes capital facilities such as roads, trails, sewage disposal, parks, domestic water, stormwater control, electricity and natural gas. Services include solid waste disposal, fire protection, law enforcement, public schools, and library services. The policies within the Gig Harbor Peninsula Community Plan identify the capital improvements that are necessary to support the community plan (septic, water, rest area, sidewalks, etc.) and discuss potential sources for funding the infrastructure and services.

The Plan Monitoring Section addresses how to measure the effectiveness and impacts of the plan over time.

COMMUNITY WIDE GOALS

INTRODUCTION

After completing an agreed upon vision statement, the next step in the development of the community plan update was to achieve a consensus on some broad community-wide goals regarding the future of the Peninsula area.

The community recognized that the natural resources and amenities of the Peninsula were the features that make the community a desirable place in which to live, work, and play. Protection of these resources (the forests, pastures, shorelines, fish and wildlife habitat, clean air and water, and the rural character, to name a few) is paramount if the quality of life is to be maintained for both existing and future residents. Development must be required to respect these resources and amenities since poor development or over development could very easily destroy these values.

The Community Planning Board updated the community-wide goals from the 1975 Comprehensive Plan for the Gig Harbor Peninsula. These updated goals pertain to economic development, water supply and sewage disposal, market demands, recreation, transportation,

urban neighborhoods, preservation of significant features and implementation, incentives fees, and taxation.

The community-wide goals that follow are the basis around which the detailed goals, objectives, principles, and standards in the plan are structured. They are, by design, broad goals that strive for the ultimate in good development for the community residents and landowners. Idealistic as they may seem, they are nevertheless worth striving for by everyone who is interested in seeing the Peninsula community grow and develop in a manner befitting its forested-rural-marine character.

Economic Development

Goal: To encourage economic development which is responsive to the needs of the community and is contained within the City of Gig Harbor's Urban Growth Area or a Rural Neighborhood Center. Economic development should provide the community with a desirable balance of employment and economic return to impact, provided that new economic development shall not significantly contribute to light, noise, water, air, or land pollution.

Water Supply and Sewage Disposal

Goal: To permit in the rural areas only that land use which does not exceed a level which can be supported and sustained by existing natural resources and systems. Land use within the City of Gig Harbor's Urban Growth Area should be supported by public utility facilities.

Market Demands

Goal: To accommodate market demands for more intensive use of the land only within the City of Gig Harbor's Urban Growth Area and to assure that proposed changes to a zone classification, land use designation, or Urban Growth Area boundary are based on a public or community need.

Recreation

Goal: To assure that abundant and varied recreation opportunities are established and enhanced to serve as focal points for present and future population needs as an integral part of neighborhoods and the larger community.

Transportation

Goal: To develop a motorized, nonmotorized and pedestrian transportation system that provides the necessary infrastructure concurrent with development that will safely and conveniently serve the needs of the community while preserving the natural characteristics of the land.

Urban Neighborhoods

Goal: To develop safe neighborhoods where people can know and interact with each other, that provide for a diversity of housing forms and densities, neighborhood shopping, recreational, cultural, educational, and other public and private facilities and services, that will generally accommodate a variety of lifestyles.

Preservation of Significant Features

Goal: To identify, restore, and preserve sites containing features of historical, ecological, archeological, cultural, and scientific significance and promote beautification and preservation of public and private spaces, scenic vistas, marine settings, and other areas that represent community character and community values.

Implementation

Goal: To require effective implementation of and compliance with the community plan in both the spirit and the letter of its content. To require coordination with the City of Gig Harbor, to encourage citizen participation in both project review and the legislative process, and to provide for review/revision at least every five years.

Incentives, Fees, and Taxation

Goal: To encourage a system of incentives, fees and taxation which will be consistent with sound principles of environmental land use planning, further the goals of the community plan, and yield adequate resources to preserve the forested, pastoral, open space, and marine characteristics of the Peninsula.

Vision Statement

The Gig Harbor Peninsula Community Plan is intended to provide for the planned and orderly growth of the Gig Harbor Peninsula. In keeping with the desires of the majority of its citizens and without depriving landowners and/or residents of the reasonable use of their land, the community plan will:

- Protect and maintain the natural resources, natural environment, and ecosystems by respecting the natural processes;
- Preserve the forested, pastoral, open space and marine characteristics of the area;
- Recognize and preserve historic communities;
- Support safe, diverse neighborhoods where people can know and interact with each other; and
- Strive for well designed and well placed urban development within the Urban Growth Area while fostering a rural character outside of the Urban Growth Area.

Chapter 2: Land Use Element

Introduction - Urban

The Land Use Element is intended to articulate the direction for future growth and development within the unincorporated Gig Harbor Peninsula Community Plan area. Land use policies are distinguished as either urban (affecting land within the City of Gig Harbor's Urban Growth Area (UGA) or rural (affecting lands located outside of the City's UGA). These policies create the basis for land use regulations that are implemented in various development regulations as a response to specific land use concerns in the community. Community plan policies provide direction to residents, the business community, and investors and serves as a guide to County planners, Planning Commission members, the Hearing Examiner, and elected officials in their land use decision-making capacity.

The goals, objectives, principles, and standards in the plan direct urban growth and development to the UGA which surrounds the incorporated City of Gig Harbor. Directing new residential subdivisions, commercial, and industrial development into areas that are served by urban services (such as sewers) provides efficient economies of scale which promote cost effective public facilities including nonmotorized transportation, parks, and open space that the community desires. This growth management planning concept also eliminates urban development patterns from sprawling into the rural area. This allows the rural area to retain the low density, pastoral and forested characteristics that the community favors.

Urban Growth Area

Introduction

Surrounding the city limits of Gig Harbor is its Urban Growth Area. The Urban Growth Area is the unincorporated area in which the ~~c~~City intends to provide urban level facilities and services over the next 20 years and eventually annex into the city itself, in accordance with the Comprehensive Plan designation of such lands as Potential Annexation Areas (PAAs).

Major annexations of unincorporated areas have occurred since 2000:

- **2004:** 226-acre North Gig Harbor Employment Annexation
- **2006:** 38-acre McCormick Ridge Annexation
- **2006:** 34-acre Rainbow Burnham Annexation
- **2009:** 249-acre 96th Street Annexation
- **2009:** 377-acre Burnham/Sehmel Annexation

Such annexation activities are expected to continue. The policy and regulatory framework discussed below provides the transition between the ~~c~~City's vision of the area and the currently unincorporated residents' vision for the area.

~~Description of Current Conditions – UGA~~

~~The following information provides background information on the existing land use designations and zoning classifications, land development patterns, and demographics in the plan area. This information provides the basis for analyzing the existing or planned conditions in the UGA and the development of new and revised policy and regulatory measures.~~

~~Current Comprehensive Plan Designations, Zoning Classifications, and Overlays~~

~~The land use plan designations of the Pierce County Comprehensive Plan are currently implemented by zoning classifications that mirror the plan designations in name and location. The Urban Growth Area currently has four land use designation/zoning classifications and two overlay classifications. The four land use designations/zoning classifications are: Moderate Density Single-Family, Master Planned Community, Employment Center, and Community Center. The two overlay classifications are the Mineral Resource Overlay and the Essential Public Facility/Rural Airport Overlay. Table E-1 shows how many acres are found in each plan designation/zoning classification. Table E-2 shows how many acres are found in each of the overlay classifications. Map A-3: Historic Assessed Land Uses illustrates the locations of the plan designations, zoning classifications, and overlays.~~

~~Table E-1: Current Plan Designations, Zoning Classifications (UGA – 2000)~~

~~Plan Designations/Zone Classifications~~	~~Acres~~
~~Moderate Density Single-Family (MSF)~~	~~2,670~~
~~Master Planned Community (MPC)~~	~~658~~
~~Employment Center (EC)~~	~~344~~
~~Community Center (CC)~~	~~79~~

~~Moderate Density Single-Family (MSF)~~

~~This designation is intended to provide areas for urban single-family and two-family residential development at moderate densities of 2-6 dwelling units per acre. The MSF designation is the dominant land use designation in the City of Gig Harbor's Urban Growth Area.~~

~~Master Planned Community (MPC)~~

~~This designation is intended to achieve well designed, compact, urban development with a balance of uses, more efficient use of public facilities, and a greater amount of open space than would be required under standard development. MPCs integrate a mix of housing, services, and recreation and are approved through a planned unit development or planned development district process. Densities in a MPC must average between 4-10 dwelling units per acre with individual densities within the community ranging from 2-25 dwelling units per acre. MPCs must encompass a minimum of 320 acres. In the Gig Harbor UGA, the only MPC lies at the north end of the UGA. This MPC encompasses the Canterwood Golf Community which has been in existence since the late 1970s.~~

~~Employment Center (EC)~~

~~This designation is intended to provide for adequate industrial, manufacturing, and office jobs to serve the needs of the community. Uses in the EC range from land intensive heavy industrial (e.g., manufacturing, product assembly, fabrication, processing, and heavy trucking uses) to light manufacturing, assembly, and wholesale activities, to corporate office and office park development. The EC designation is currently located in several spots along the SR 16 highway corridor, in Purdy, west of the Burnham Drive/N. Rosedale intersection, and south of the Washington Corrections Center for Women at Purdy. Commercial uses subordinate to and supportive of employment uses are also permitted.~~

~~Community Center (CC)~~

~~This designation is intended to be the center for general purpose shopping activity in a community. Community centers are designed to serve the needs of multiple neighborhoods while remaining small enough to be compatible with surrounding residential areas. CCs are intended to be places for the community to gather and converse, places where people live, and places with civic elements. The CC designation is currently located at or near the Burnham Drive/N. Rosedale and Purdy interchanges of SR 16 and in Purdy proper.~~

~~Table E-2: Current Overlay Classifications (UGA – 2000)~~

~~Overlay Classifications~~	~~Acres~~
~~Mineral Resource Overlay (MRO)~~	~~44~~
~~Essential Public Facility - Rural Airport Overlay (RAO)~~	~~18~~
~~Urban Sensitive Resource Overlay (USRO)~~	~~16~~

~~Mineral Resource Overlay (MRO)~~

~~This designation identifies those lands devoted to the extraction of minerals that have a known or potential long-term commercial significance for the extraction of minerals. The MRO designation includes only those lands with a valid Washington State Department of Natural Resources (DNR) Surface Mining Permit and a valid Pierce County Unclassified Use or Conditional Use Permit. Once the mining activity ceases on the property, only the permitted land uses of the underlying designation will be allowed. There are currently five MRO designations, for gravel mining, in the UGA. The existing MRO lands are located along the SR 16 corridor from Purdy to central Gig Harbor.~~

~~Essential Public Facility (EPF)/Rural Airport Overlay~~

~~This designation refers to the Tacoma Narrows Airport property. The airport is considered an essential public facility. These facilities are typically difficult to site and require a specified planning process. For the Tacoma Narrows Airport, the planning process will include an advisory committee composed of the Federal Aviation Administration, the Cities of Gig Harbor and Tacoma, Pierce County, airport users and operators, community groups, business people, and interested residents. This planning process will result in the development of a master plan~~

~~for the airport to be approved by Pierce County as a planned unit development (PUD). The vast majority of the Tacoma Narrows Airport lies outside the UGA, though a small portion of the northern buffer area, currently used as a golf course, lies within the UGA.~~

~~Urban Sensitive Resource Overlay (USRO)~~

~~Fragmentation of the remaining open space corridors that create habitat for wildlife species native to the Gig Harbor Peninsula shall be avoided. An open space overlay will be established in the urban area to implement the open space/greenbelt map. Low impact development techniques will be required in this overlay area.~~

~~Current~~ Land Uses

A land use inventory was conducted for the plan area in ~~the spring of 2000~~2020. Using the Pierce County Assessor's data for each tax parcel, information was gathered on current uses, acreage, and ownership. Table E-~~3~~1 summarizes current land uses within the UGA and Map A-3: ~~Historic Assessed~~ Land Uses illustrates these land uses.

The majority of property within the UGA is currently being used for single-family residential development. On an average, each home has approximately ~~3/4~~ 1/2 of an acre of land with ~~1,274~~ 1,151 acres providing ~~1,682~~ 2,142 home sites. ~~Vacant land~~ Multi-family residential is the next largest use of property in terms of the number of parcels and total acreage; ~~1,097~~ 118 acres are currently taxed as ~~vacant property~~ multi-family residential. ~~Fifty-seven~~ Forty-six acres within the community plan area are being utilized (according to tax records) as resource lands (commercial forestry and agricultural production). ~~commercial forestry~~. ~~Approximately 41 acres are currently used for a variety of agricultural production uses.~~ Commercial development comprises ~~61~~ 29 lots and ~~95~~ 17 acres. ~~Only 8~~ 53 lots and ~~16~~ 8 acres are being used for industrial purposes. The following table summarizes the existing use of land within the UGA.

Table E-~~3~~1: Summary of ~~Existing~~ Land Uses in the UGA

~~Existing Land Use~~	~~Number of Parcels~~	~~Acres~~
~~**Single-family dwelling**~~	~~1,682~~	~~1,274~~
~~**Duplex dwelling**~~	~~109~~	~~66~~
~~**Multifamily dwelling**~~	~~21~~	~~23~~
~~**Commercial**~~	~~61~~	~~95~~
~~**Civic/Utilities/Public**~~	~~86~~	~~360~~
~~**Industrial**~~	~~8~~	~~16~~
~~**Agricultural**~~	~~9~~	~~41~~
~~**Forestry**~~	~~5~~	~~57~~
~~**Parks/Open Space**~~	~~34~~	~~313~~
~~**Vacant**~~	~~594~~	~~1,097~~
~~**Other**~~	~~138~~	~~240~~

~~Existing Land Use~~	~~Number of Parcels~~	~~Acres~~
~~TOTAL~~	~~2,747~~	~~3,582~~

Land Use	Number of Parcels	Acres
Single-Family Residential	2,142	1,151
Multi-Family Residential	342	118
Mobile Homes	17	21
Residential Outbuildings	15	26
Commercial/Service	29	17
Civic/Transportation/Utilities/Public	80	249
Quasi-Public Facilities	6	30
Industrial	53	8
Resource Lands (Agriculture/Forestry)	7	46
Parks/Open Space	28	305
Vacant	222	150
Other	64	160
TOTAL	**3,005**	**2,281**

Source: Pierce County Assessor/Treasurer's Office data (August 2020).

~~Demographics of the Urban Growth Area~~

~~Population Estimates~~

~~The population estimates for the Gig Harbor Peninsula Community Plan were derived from the 1998 annual population estimates by census tract generated by the Puget Sound Regional Council (PSRC) and based on the 1990 national census. Because census tracts differ slightly from plan boundaries, certain adjustments were made to exclude the Key Peninsula and the City of Gig Harbor.~~

~~Three factors assumed in estimating population are: housing units, persons per household (pphh), and housing vacancy rates. Traditionally the decennial census provides the basis for these factors. The PSRC updates the 1990 census housing unit count through annual collection of residential building permits. The 1990 census pphh and vacancy rates are adjusted through an economic regression model by PSRC.~~

~~20 Year Population projections~~

~~The 2017 population projection for the Gig Harbor Peninsula is approximately 61,800. The Urban Growth Area for the City of Gig Harbor is allocated a 2017 population of 26,230. Of this total, 9,800 are allocated to areas within the 1995 municipal limits. The remaining 16,434 is allocated to areas of the UGA outside the municipal limits.~~

~~The annual growth rate associated with the Peninsula's 2017 population projection reflects a slower growth rate than experienced between 1980 and 1998. Population on the Peninsula grew by approximately 3.7 percent between 1980 and 1990, and 3.3 percent between 1990 and 1998.~~

~~The Peninsula's resulting annual growth rate from the 2017 population projection is slightly higher than the County's growth rate by approximately one percent: 2.8 percent vs. 1.6 percent. A higher annual growth rate is projected to occur within the unincorporated UGA at a range between 5.9 to 7.0 percent. The City of Gig Harbor's annual growth rate is estimated to be approximately 2.3 percent through 2017.~~

~~The 1998 population estimate for the Gig Harbor Peninsula Community Plan area is 30,500 persons. Of the 30,500 people currently residing in the plan area, approximately 15-18% reside within the unincorporated Urban Growth Area (UGA).~~

~~Descriptions of Desired Conditions – UGA~~

Future Land Uses in the Urban Growth Area

Overview

The land use pattern that has been established through implementation of the 1994 Comprehensive Plan will continue as growth and development activity is directed to the UGA. The community plan offers a framework that ~~will~~ provides for consistent standards and a coordinated land use pattern in this area. Directing new residential subdivisions as well as commercial and industrial development into areas that are served by urban services will provide cost effective public facilities and infrastructure. ~~The most noticeable land use change will be an increase in c~~ Commercial and employment development in Purdy and Swede Hill ~~as development~~ is encouraged ~~in these neighborhoods~~. Development ~~in areas that are identified as open space will be~~ is required to meet low impact development standards. Site and architectural design ~~will be~~ is a necessary component of many new projects. Incentives, such as bonus densities, reduced setbacks, and a reduction in minimum lot size, ~~will~~ should be offered for development that reduces impervious surfaces, protects open space, preserves trees, etc.

Residential

New residential density in the UGA will average 4 dwelling units per acre. This density will allow a moderate residential development pattern in the urban area. Flexibility in subdivision design ~~will be~~ is provided through a series of development incentives. Natural buffer areas adjacent to natural features, vegetated screening along SR 16, sidewalks, street trees, street lighting, and neighborhood parks are examples of residential development standards that ~~will~~ provide the character in the UGA that the community desires.

COMMERCIAL

Commercial development is not expected to become a significant land use feature outside of the city limits of Gig Harbor~~;~~ however, commercial development ~~will be~~ is encouraged in the Purdy area ~~and at Swede Hill~~. The property adjacent to the shoreline in Purdy ~~will~~ should be a commercial center oriented towards Henderson Bay where a future boardwalk is envisioned. Businesses that cater to pedestrians are encouraged along the Purdy waterfront area. ~~Swede Hill will be a general business district that encourages wholesale sales, rental and repair services, and other business services that tend to be automobile-oriented.~~ New commercial development in ~~these areas~~ Purdy is expected to provide open space and other design amenities that the community desires. Commercial design standards ~~will~~ should be a component of new developments.

EMPLOYMENT

Several new employment areas ~~have been~~ are designated through the community plan. These ~~new~~ Employment Center (EC) designations recognize the existing land use patterns in two locations of the UGA. In Purdy, the Peninsula Light Company property~~, the Pierce County Road Shop,~~ and the Peninsula School District properties are recognized as public institutions. South of Swede Hill, ~~the Peninsula Park and Recreation District owns land extending to the Washington Corrections Center for Women at Purdy that has been~~ a few properties between 54th Avenue NW and SR 16 are designated EC as well. ~~The majority of land that is designated for new economic development in the UGA is located south of the women's prison, however, very little development has occurred in this area because of environmental constraints.~~ Economic development in the Gig Harbor Peninsula is not a priority for the community and as a result is a minor component of the community plan.

~~PROPOSED~~ LAND USE DESIGNATIONS

The community plan ~~proposes six~~ has seven land use designations to achieve the community's goals in Gig Harbor's UGA: Moderate Density Single-Family, Master Planned Community, Activity Center, Neighborhood Center, Community Center, Employment Center, and Mixed Use. Table E-~~4~~2 shows how many acres are found in each plan designation. The ~~proposed~~ designations are intended to be consistent with the City of Gig Harbor's land use plan for the UGA. Map A-~~1~~2: Land Use Designations illustrates the ~~proposed~~ designations for the UGA.

Land use designations provide the boundaries for generally defined land use activities such as commercial or residential use. The zoning classifications that implement the designations provide the specific detail as to the type or scale of activity that is permitted. Several zoning classifications may implement one land use designation. For example, within the Employment Center designation, several zoning classifications (such as Community Employment ~~Center~~ and Public Institution~~al~~) may be established to encourage different types of employment uses (e.g., high technology vs. public utility services) in various neighborhoods. The policies in the community plan describe the location criteria, permitted uses, and the level of development intensity that is permitted in each of the implementing zone classifications.

Table E-~~4~~2: Community Plan - Urban Land Use Designations

Urban Designation	Acres
Activity Center (AC)	10.63
Community Center (CC)	2.06
Employment Center (EC)	254.19
Master Planned Community (MPC)	655.16
Moderate Density Single-Family (MSF)	1,403.71
Mixed Use Districts (MUD)	64.04
Neighborhood Center (NC)	17.73
Park & Recreation (PR)	170.35

Moderate Density Single-Family (MSF)

This designation is intended to provide areas for urban single-family and two-family residential development, at moderate densities averaging four dwelling units per acre. The MSF designation is the dominant land use designation in the City of Gig Harbor's Urban Growth Area. The MSF designation is implemented with two single-family zone classifications.

Mixed Use District (MUD)

The Mixed Use District (MUD) designation is intended to provide areas of mixed commercial retail, service, office, and residential uses. Commercial activity caters to a customer base beyond the surrounding neighborhoods or community. The MUD designation will be implemented through a Mixed Use District (MUD) zone classification.

Master Planned Community (MPC)

This designation is intended to achieve well designed, compact, urban development with a balance of uses, more efficient use of public facilities, and a greater amount of open space than would be required under standard development. The Canterwood Golf Community, which has been in existence since the late 1970s, is the only ~~existing~~ MPC in the community plan area. ~~The community plan recognizes the Canterwood MPC and proposes no changes to this designation.~~

Activity Center (AC)

The Activity Center (AC) designation has as its focus a recreational, cultural, or educational activity around which develops a concentration of commercial, office, or high density residential development.

Neighborhood Center (NC)

This designation is intended to provide small-scale office, civic, and retail uses in the ~~u~~Urban ~~g~~Growth ~~a~~Area. Residential development shall not be permitted. Neighborhood Centers should be located to provide everyday shopping and services for the nearby residential community.

Neighborhood Centers should provide significant screening from adjacent residential areas and rural zone classifications. The NC designation will be implemented through a Neighborhood Center (NC) zone classification.

Community Center (CC)

This designation is intended to be the center for shopping and business activity in the UGA. ~~The CC designations will be located in the Purdy and Swede Hill areas.~~ They will be compact centers and will permit a variety of commercial uses such as business services, personal services, rental and repair services, professional offices, commercial sales, and contractor yards. The CC designation ~~will be~~ is implemented through ~~Waterfront Commercial (WC) and~~ the Community Center (CC) zone classification~~s~~.

Employment Center (EC)

This designation is intended to provide for adequate industrial, manufacturing, and office jobs to serve the needs of the community. The EC designation is intended to provide land for clean industrial, high technology, light assembly, professional office, and similar uses which create employment opportunities in the community. The EC designation proposed in the Community Plan will be implemented through Community Employment ~~Center~~ (CE~~C~~) and Public Institution~~al~~ (PI) zone classifications.

Urban Sensitive Resource Overlay (USRO)

Fragmentation of the remaining open space corridors that create habitat for wildlife species native to the Gig Harbor Peninsula shall be avoided. An open space overlay ~~will be established in the urban area to~~ implements the open space/greenbelt map. Low impact development techniques ~~will be~~ are required in this overlay area.

Table E-3: Community Plan - Urban Overlay Designations

Urban Designation	Acres
Mineral Resource Overlay (MRO)	9.89
Urban Sensitive Resource Overlay (USRO)	207.72

Introduction – Rural

The portion of the plan area outside of the Gig Harbor city limits and its UGA, including Fox Island and Raft Island, is designated as a rural area of Pierce County. The rural area of Pierce County has different characteristics from place to place. Furthermore, each rural community has different visions for its part of the County. This is certainly true for the residents of the Gig Harbor Peninsula. The policies and regulatory framework discussed below set forth how the community desires the rural part of its community to develop and how its resources will be managed.

Description of Current Conditions – Rural Area

The following information provides background information on the existing land use designations and zoning classifications, land development patterns, and demographics in the plan area. This information provides the basis for analysis of existing or planned conditions in the rural area and the development of new and revised policy and regulatory measures.

Current Comprehensive Plan Designations, Zoning Classifications, and Overlays

The land use plan designations of the Pierce County Comprehensive Plan are currently implemented by zoning classifications that mirror the plan designations in name and location.

The rural area currently has three land use designation/zoning classifications: Rural 10, Reserve 5, and Rural Neighborhood Center as well as one overlay designation: Essential Public Facility/Rural Airport Overlay. Table E-3 shows how many acres are found in each plan designation/zoning classification. Table E-4 shows how many acres are found in the rural overlay designation. Map A-2: Historic Land Use Designations/Zoning illustrates the locations of these designations, zoning classifications and overlay.

Rural 10 (R10) designation

This is found throughout many areas of Pierce County. The designation is intended to maintain rural character and open space. It allows opportunities for resource-based industries such as agriculture, forestry, or mining provided these uses do not require urban-level services. Residential densities allow a basic density of one dwelling unit per 10 acres. However, if at least 50 percent of the property is designated as open space, a density of two dwelling units per 10 acres is allowed. If at least 75 percent of the property is designated as open space, a density of 2.5 dwelling units per 10 acres is allowed. The minimum lot size for any newly created lot cannot be less than one acre. Existing parcels that are less than 10 acres and are zoned R10 can be built upon as long as the other criteria such as septic, water, critical areas, and other County requirements are met. The R10 designation is located on Fox Island, and the northeastern, western, and southern parts of the Gig Harbor Peninsula.

Reserve 5 (Rsv5) designation

This is an area with low density residential land uses with required clustering of residential lots so that the land may be more intensively utilized in the future when the UGA area is expanded. The designation is intended to provide usable lands for potential inclusion into the UGA for the City of Gig Harbor when the need for additional land is identified and an amendment to the Comprehensive Plan is adopted. The maximum density in the Rsv5 designation is one dwelling unit per five acres, with a maximum lot size of 12,500 square feet. New lots in the Rsv5 designation shall be clustered in lot groups not to exceed 12 in size, with the balance of the tract set aside for future development at urban densities. The Rsv5 designation surrounds the City of Gig Harbor's UGA, with the exception of the Crescent, Wollochet, and Artondale Creek drainages.

Rural Neighborhood Center (RNC) designation

This is intended to recognize areas having established commercial uses that provide for limited convenience shopping and services which meet the daily needs of the surrounding area and which provide immediate access onto state routes or major or secondary arterial roads. Sewers are not extended to RNC designations. The only RNC in the plan area is located on Fox Island.

Table E-3: Current Plan Designations, Zoning Classifications (Rural– 2000)

Plan Designations/Zone Classifications	Acres
Rural 10 (R10)	15,808
Reserve-5 (Rsv5) (1)	8,370
Rural Neighborhood Center (RNC)	2

(1) The acreage for Essential Public Facility/Rural Airport Overlay overlaps the underlying land use designation, i.e., Rsv5.

Essential Public Facility – Rural Airport Overlay

This designation refers to the Tacoma Narrows Airport. The airport is considered an essential public facility. These facilities are typically difficult to site and require a specified planning process. For the Tacoma Narrows Airport, the planning process will include an advisory committee composed of the Federal Aviation Administration, the Cities of Gig Harbor and Tacoma, Pierce County, airport users and operators, community groups, business people, and interested residents. This planning process will result in the development of a master plan for the airport to be approved by Pierce County as a planned unit development. The vast majority of the Tacoma Narrows airport lies within the Rsv5 designation, with small portions lying in the R10 and MSF designations.

Table E-4: Current Overlay Classifications (Rural– 2000)

Overlay Classifications	Acres
Essential Public Facility – Rural Airport Overlay (RAO) (1)	708

(1) The acreage for Essential Public Facility/Rural Airport Overlay overlaps the underlying land use designation, i.e., Rsv5.

Current Land Uses

A land use inventory was conducted for the plan area in the spring of 2000 summer of 2020. Using the Pierce County Assessor's data for each tax parcel, information was gathered on current uses, acreage, and ownership. Table E-74 summarizes current land uses within the rural area, and Map A-3: Historic Assessed Land Uses illustrates these land uses.

The majority of property within the rural area is currently being used for single-family residential development. On an average, each home has approximately 1.191.15 acres of land with 10,84013,069 acres providing 9,128 11,366 home sites. Vacant land is the next largest use of property in terms of the number of parcels and total acreage; 6,629 3,295 acres and 1,642 parcels are currently taxed as vacant property. Each of these 3,376 vacant parcels is available for residential development. Approximately 2,367 acres within the Ccommunity Pplan area are being utilized (according to tax records) for commercial forestry for resource lands (commercial

forestry and agricultural production). ~~Approximately 723 acres are currently used for a variety of agricultural production uses.~~ Commercial development comprises ~~49~~ 61 lots and ~~163~~ 318 acres. Only ~~10~~ 5 lots and ~~26~~ 10 acres are being used for industrial purposes.

Table E-~~74~~: Summary of ~~Existing~~ Land Uses in the Rural Area

~~Existing Land Use~~	~~Number of Parcels~~	~~Acres~~
~~Single-Family dwelling~~	~~9,128~~	~~10,840~~
~~Duplex dwelling~~	~~197~~	~~150~~
~~Multifamily dwelling~~	~~57~~	~~34~~
~~Commercial~~	~~49~~	~~163~~
~~Civic/Utilities/Public~~	~~228~~	~~722~~
~~Industrial~~	~~10~~	~~26~~
~~Agricultural~~	~~42~~	~~723~~
~~Forestry~~	~~106~~	~~2,367~~
~~Parks/Open Space~~	~~122~~	~~760~~
~~Vacant~~	~~3,376~~	~~6,629~~
~~Other~~	~~580~~	~~1,087~~
~~TOTAL~~	~~13,895~~	~~23,501~~

Land Use	Number of Parcels	Acres
Single-Family Residential	11,366	13,069
Multi-Family Residential	742	337
Mobile Homes	249	404
Residential Outbuildings	198	427
Commercial/Service	61	318
Civic/Transportation/Utilities/Public	371	970
Quasi-Public Facilities	20	53
Industrial	5	10
Resource Lands (Agriculture/Forestry)	177	2,637
Parks/Open Space	174	1,210
Vacant	1,642	3,295
Other	236	488
TOTAL	**15,241**	**23,218**

Source: Pierce County Assessor/Treasurer's Office data (August 2020).

~~Demographics of the Rural Area~~

~~Population Estimates~~

~~The population estimates for the Gig Harbor Peninsula Community Plan were derived from the 1998 annual population estimates by census tract generated by the Puget Sound Regional Council (PSRC) and based on the 1990 national census. Because census tracts differ slightly from plan boundaries, certain adjustments were made to exclude the Key Peninsula and the City of Gig Harbor.~~

~~The 1998 population estimate for the Gig Harbor Peninsula Community Plan area is 30,500 persons. Of the 30,500 people currently residing in the plan area, approximately 82-85% (25,010 – 25,925) live in the rural area.~~

~~20-Year Population Projections~~

~~The 2017 population projection for the Gig Harbor Peninsula is approximately 61,800. The Urban Growth Area for the City of Gig Harbor is allocated a 2017 population of 26,230. Of this total, 9,800 are allocated to areas within the 1995 municipal limits. The remaining 16,434 is allocated to areas outside the municipal limits. The population for the rural areas of the Gig Harbor Peninsula is projected to be approximately 35,500 in 2017.~~

~~The annual growth rate associated with the Peninsula's 2017 population projection predicts a slower growth rate than experienced between 1980 and 1998. Population on the Peninsula grew by approximately 3.7 percent between 1980 and 1990, and 3.3 percent between 1990 and 1998.~~

~~The Peninsula's annual growth rate resulting from the 2017 population projection is slightly higher than County's growth rate by more than one percent, 2.8 percent vs. 1.6 percent. The annual growth rate associated with the rural area of the community plan is estimated at between 1.9 and 1.7 percent. This anticipated growth rate is close to the County's annual growth rate.~~

~~Description of Desired Conditions – Rural Area~~

Future Land Uses in the Rural Area

Overview

The land use pattern that has been established through ~~implementation of~~ the ~~1994~~ Comprehensive Plan will continue as growth and development activity is directed away from the rural area and into the City of Gig Harbor's UGA. Preservation of the remaining agricultural and forest lands is a priority. Residential development would continue to be at ~~the same~~ low densities ~~as currently permitted (one dwelling unit per 10 acres with a bonus of up to 2.5 dwelling units per 10 acres when 75 percent of a site is placed in open space)~~. Development standards ~~would~~ ensure that ~~Reserve Five~~ Rural 5 lands ~~would be~~ are retained for future urban

growth once the UGA reaches capacity. Two ~~new~~ RNC designations ~~would be added to~~ recognize the existing development pattern at Rosedale and Arletta. Limited commercial and civic activities would continue serving these rural neighborhoods. The aviation related activities at Tacoma Narrows Airport ~~would be~~ are permitted through ~~implementation of~~ a Planned Unit Development (PUD). Incompatible uses adjacent to the general aviation facility ~~would be~~ are discouraged. Development in the valleys and stream corridors that are designated as open space ~~would be~~ are subject to low impact development techniques. Incentives, such as bonus densities, reduced setbacks, open space current use assessment programs, and similar programs, ~~will be~~ are offered for development that reduces impervious surfaces, protects fish and wildlife habitat, preserves open space, etc.

Residential

New residential development in the rural area ~~will~~ averages between one dwelling unit per 5 acres and one dwelling unit per 10 acres. This low-density pattern ~~will~~ prohibits sprawling urban residential development outside of the UGA. Development standards in ~~Reserve Five~~ Rural 5 lands ~~will be retained for~~ are designed to allow for future urban growth once the UGA reaches capacity. Preservation of open space ~~will be~~ is a priority for all new residential development projects within the rural area.

Commercial

Commercial development is not expected to be a significant land use in the rural area. Limited commercial and civic uses are permitted in the rural area when they are consistent with the policies in the community plan. The RNCs provide opportunities for redevelopment or expansion of the existing commercial and civic uses in the centers. The development possibilities are limited however, based on a five-acre maximum size for these neighborhood commercial centers. The best opportunity for commercial or industrial development in the rural area is at the Tacoma Narrows Airport. This opportunity exists because the airport is considered an essential public facility. Development options at the airport are limited, however, because urban services, such as sanitary sewers, are not permitted to serve new development in the rural area.

Resource

Resource uses, including commercial agricultural and forest practices, are permitted and encouraged in the rural area. Best Management Practices are encouraged or required, depending on the specific resource use. All resource uses in the plan area are required to meet the necessary environmental standards that would mitigate any negative impacts that may be associated with the farming or forestry operation.

~~Proposed~~ Land Use Designations

The community plan ~~proposes~~ has five land use designations to achieve the community's goals in the rural part of the plan area: Rural 10 (R10), Rural 5 (R5), Rural Neighborhood Center (RNC), Rural Airport (RA), and Rural Sensitive Resource (RSR). Table E-~~8~~5 shows how many acres

are found in each plan designation. Map A-~~1~~2: Land Use Designations illustrates the ~~proposed~~ designations for the rural area.

Land use designations provide the boundaries for generally defined land use activities such as commercial or residential. The zoning regulations that implement the designations provide the detail as to the type or scale of activity that is permitted. Several zoning classifications may be established in one land use designation.

Table E-~~8~~5: Community Plan - Rural Land Use Designations

Rural Designation	Acres
Agricultural Resource Land (ARL)	153.76
Ess. Public Facility Rural Airport North (EFRAN)	215.97
Ess. Public Facility Rural Airport South (EFRAS)	361.56
Park & Recreation (PR)	528.05
Rural 10 (R10)	13,066.36
Rural Farm (RF)	24.05
Rural Neighborhood Center (RNC)	29.68
Rural Sensitive Resource (RSR)	6,278.46

RURAL 10 (R10)

~~-~~This designation primarily accommodates low-density single-family residential, agricultural, forestry, and recreational uses. There are several ~~proposed changes to the~~ allowed uses within this designation. Light industrial and commercial uses may be permitted when associated with agricultural, forestry, or natural resource related uses. Recreational uses, such as parks, walking and biking trail systems, athletic fields, and golf courses, are permitted. The policies and associated regulations for Rural 10 authorize land development activities if the operations do not negatively impact the character of the rural community or the environment. Although many small parcels exist within this area, the base density for new land subdivisions is one unit per ten acres. Up to 2~~.5~~ units per 10 acres may be reached if specific open space provisions are met. Existing parcels that are less than 10 acres and are zoned R10 can be built upon as long as the other criteria, such as septic, water, critical areas, and other county requirements, are met. The Rural 10 (R10) zoning classification implements this plan designation. A Rural Airport Overlay ~~will be established~~ is applied within 1,000 feet of the Tacoma Narrows Airport to protect the airport from uses that are incompatible with aviation activities.

Table E-~~9~~6: Community Plan - Rural Overlay Designations

Rural Designation	Acres
Rural Airport Overlay (RAO)	~~153.76~~ 667.84
~~Urban Sensitive Resource Overlay (USRO)~~	~~667.84~~

Rural 5 (R5)

This designation is an area with low density residential land uses that requires clustering of new residential lots so that the land may be more intensively utilized in the future, when the UGA is expanded. The designation is intended to provide usable lands for potential inclusion into the Urban Growth Area for the City of Gig Harbor when the need for additional land is identified and an amendment to the Comprehensive Plan is adopted. The principal permitted use in the R5 designation is detached single-family dwelling units. Civic and recreational uses may be permitted, but are generally limited to a maximum size of 5,000 square feet. The maximum density in the R5 designation is one dwelling unit per five acres, with a maximum lot size of 12,500 square feet. ~~The R5 designation surrounds the City of Gig Harbor's UGA, with the exception of the Crescent Creek, McCormick Creek, Wollochet Creek, Murphy Creek, and Sullivan Gulch Creek drainages.~~ The Rural 5 (R5) zoning classification implements this plan designation.

Rural Neighborhood Center (RNC)

This designation is intended to recognize several historic commercial and civic centers in the rural area. These centers have established civic and commercial uses that provide for limited convenience shopping and services for their rural neighborhoods. RNCs are not permitted to exceed five acres in size. Appropriate commercial uses include food stores and the sale of general merchandise. Appropriate civic uses include daycare centers, community service centers, postal services, churches, and public safety services. Sewers are not permitted to extend to RNC designations. The three RNCs in the plan area are located on Fox Island, Rosedale, and Ar~~e~~letta. The Rural Neighborhood Center (RNC) zoning classification implements this plan designation.

Essential Public Facility-Rural Airport (EPF-RA)

This designation is intended to recognize existing airports classified as an essential public facility in the rural area. New commercial and light industrial uses are appropriate when consistent with an applicable community plan.

Rural Sensitive Resource (RSR)

This designation includes those properties designated as open space on the Pierce County open space/greenbelt map. This designation is intended to protect surface waters, aquifers, and fish and wildlife habitat from degradation. New development within the RSR designation shall utilize low impact development techniques. The properties within the RSR designation are considered a high priority for community space preservation and acquisition efforts. The RSR designation follows the rural valleys and streams corridors on the Peninsula which have historically been protected from development pressures by low-density zoning and sensitive area designations. The Rural Sensitive Resource (RSR) zoning classification implements this designation.

COMMERCIAL

GOAL GH LU-4 Prior to designating new commercial centers, show that the new center is consistent with the City of Gig Harbor's Comprehensive Plan as well as the other applicable policies of the Gig Harbor Peninsula Community Plan.

GH LU-4.4 Prior to creating new commercial and industrial centers or allowing the expansion of existing centers, it should be determined that a shortage of commercially and industrially zoned lands exist and that existing commercially or industrially zoned lands have been fully developed or redeveloped as appropriate.

GOAL GH LU-5 Allow for a range and intensity of land uses within urban commercial centers based upon community plan policies, market factors, compatibility with the neighboring area, and consistency with the City of Gig Harbor Comprehensive Plan.

GH LU-5.1 The commercial zone along the waterfront should allow for a variety of mixed uses with an emphasis on marine-oriented uses, including eating and drinking establishments, lodging, general retail sales, professional offices, and multifamily residential development.

GH LU-5.1.4 Support the revitalization of the Purdy commercial area by:

GH LU-5.1.4.1 Addressing current challenges to development and redevelopment including, but not limited to, utility infrastructure, parking, urban design, and natural resources.

GH LU-5.1.4.2 Addressing what the community envisions, including, but not limited to, waterfront access, streetscapes and pedestrian infrastructure, and other public services and amenities.

~~IMPLEMENTING ACTIONS~~

~~The following is a list of actions that needs to be completed in order to implement the policies contained within the Land Use Element. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item are listed in parenthesis following the action. Actions are assigned to the Gig Harbor Peninsula Community Planning Board (GHPCPB), the Peninsula Advisory Commission (PAC), or Pierce County Planning and Land Services (PALS). Those actions assigned to the GHPCPB are completed as part of the adoption and implementation of this plan.~~

SECTION MOVED ~~SHORT TERM ACTIONS~~

~~1. Amend the Development Regulations - Zoning. (GHPCPB, PALS, County Council)~~

- ~~Develop and adopt zone classifications and implementation standards that:~~

- ~~Provide for residential densities within Gig Harbor's UGA that are consistent with the County's population allocation for the UGA.~~
- ~~Allow a range and intensity of land uses in commercial areas that are based on community plan policies, market factors, compatibility with the neighboring area, and consistency with the City of Gig Harbor's Comprehensive Plan.~~
- ~~Allow a variety of high quality professional, research, high tech, and light industrial land uses in Employment Centers.~~
- ~~Allow small scale commercial and civic uses in RNCs.~~
  - ~~Discourage land use activities adjacent to the Tacoma Narrows Airport that are incompatible with general aviation uses.~~
  - ~~Create Planned Unit Development regulations to provide a process for reviewing and approving future development at the Tacoma Narrows Airport.~~
  - ~~Allow land uses in the Rural designations such as low-density housing, agricultural, forestry, and recreational uses. Provisions should also be made to allow for limited civic and public safety uses.~~
  - ~~Allow uses within the Reserve-5 area that will preserve land for future urban uses and urban densities.~~
- ~~Allow single-family residential, agricultural and forestry uses within the Rural Sensitive Resource designation.~~
- ~~Implement low impact development standards for the RSR designation.~~
- ~~Provide a formal Site Plan Review (SPR) process that is used for review and approval of major developments in the community.~~
- ~~Provide for home-based businesses in residential neighborhoods.~~

2. ~~Amend the Development Regulations - Design Standards and Guidelines. (GHPCPB, PAC, PALS, County Council)~~

   - ~~Develop and adopt design standards that protect residential areas from the impacts of non-residential uses.~~
   - ~~Develop and adopt design standards that require infill developments to be designed to be compatible with the established neighborhood.~~
   - ~~Develop and adopt standards that permit a variety of urban architectural housing styles in Gig Harbor's UGA.~~

3. ~~Implement the land use designations in the UGA consistent with the community plan policies. (PALS, County Council, City of Gig Harbor)~~

   - ~~Designate lands in the UGA consistent with the City of Gig Harbor's adopted plan designations.~~

4. ~~Implement the land use designations in the rural area consistent with the community plan policies. (PALS, County Council)~~

   - ~~Designate lands adjacent to the UGA as Reserve-5.~~
   - ~~Designate the historic community centers located at Arletta, Rosedale, and Fox Island as Rural Neighborhood Centers (RNCs).~~

- ~~Designate land that is identified on the Comprehensive Plan Open Space/Greenbelt Map that is not protected through the Shoreline Master Program or the Critical Area regulations as Rural Sensitive Resource.~~
- ~~Designate all lands located on the Gig Harbor Peninsula outside of the UGA that are not designated as Reserve-5, Rural Neighborhood Center, Rural Airport, or Rural Sensitive Resource, as Rural 10.~~

5. ~~Coordinate, cooperate, and communicate with the City of Gig Harbor on land use issues in the UGA. (PALS, PWU, City of Gig Harbor)~~

   - ~~Develop a process that provides applicants for building permits in the UGA with information that recommends contacting the City of Gig Harbor early in the permit review process for information on city-contracted requirements and utility construction standards.~~

SECTION MOVED ~~MID-TERM ACTIONS~~

1. ~~Develop and adopt a binding Joint Planning Agreement with the City of Gig Harbor that addresses the following items: (PALS, PWU, County Council, City of Gig Harbor)~~

   - ~~A process for review and approval of development projects including building permits, subdivisions, and other land use approvals.~~
   - ~~How economic development will be encouraged and supported.~~
   - ~~How the rate, timing, and sequencing of Urban Growth Area boundary changes will be coordinated.~~
   - ~~How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated.~~
   - ~~How the provision of capital improvements to an area will be coordinated.~~
   - ~~How public facilities and services will be provided and by which jurisdiction.~~
   - ~~To what extent the City of Gig Harbor may exercise extra-jurisdictional responsibility within the unincorporated UGA.~~

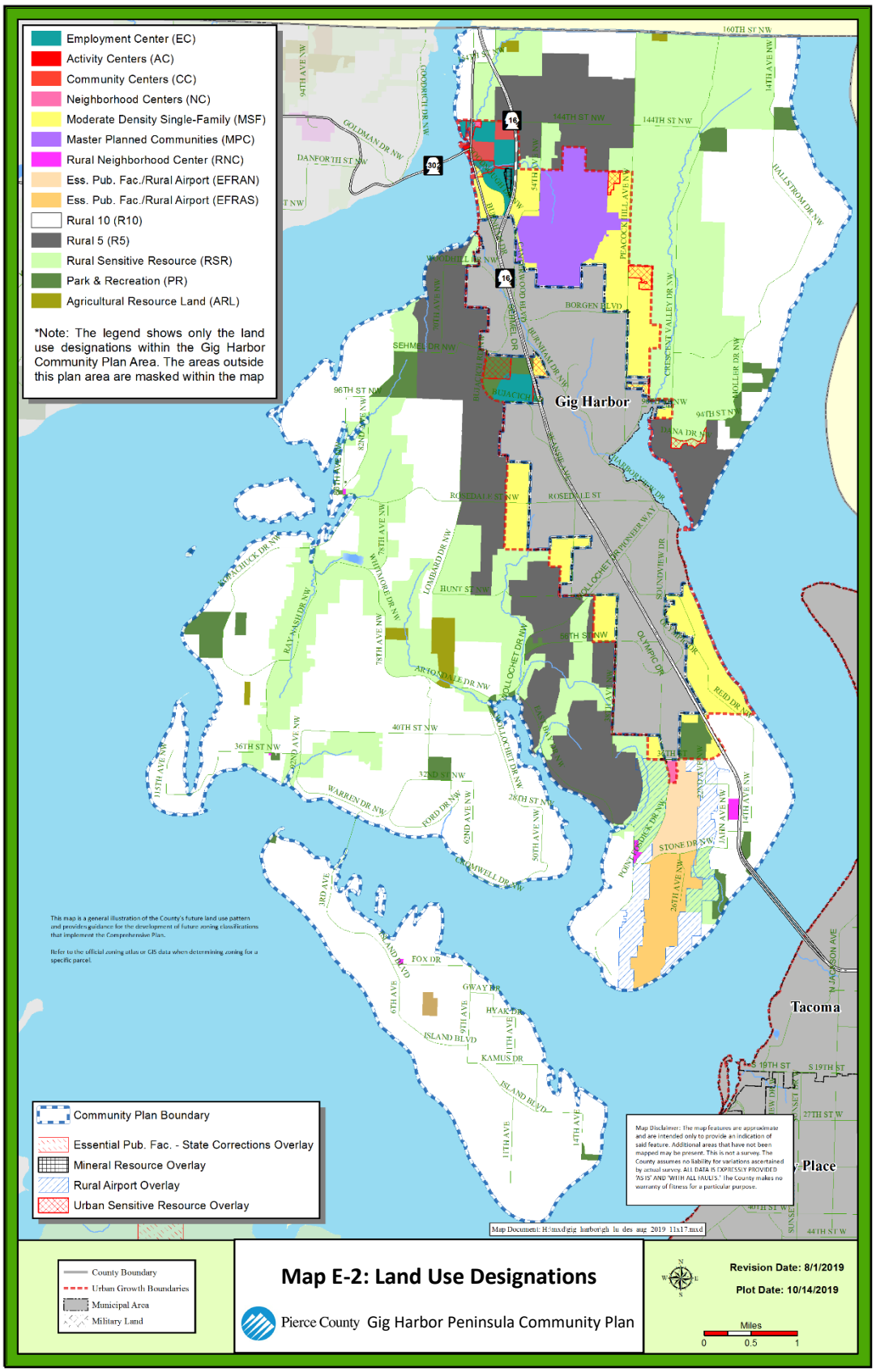
2. ~~Develop a process that provides for UGA boundary amendments, area-wide rezones, and annexations in the community that is consistent with the direction established in the community plan. (PALS, PAC, County Council, City of Gig Harbor)~~

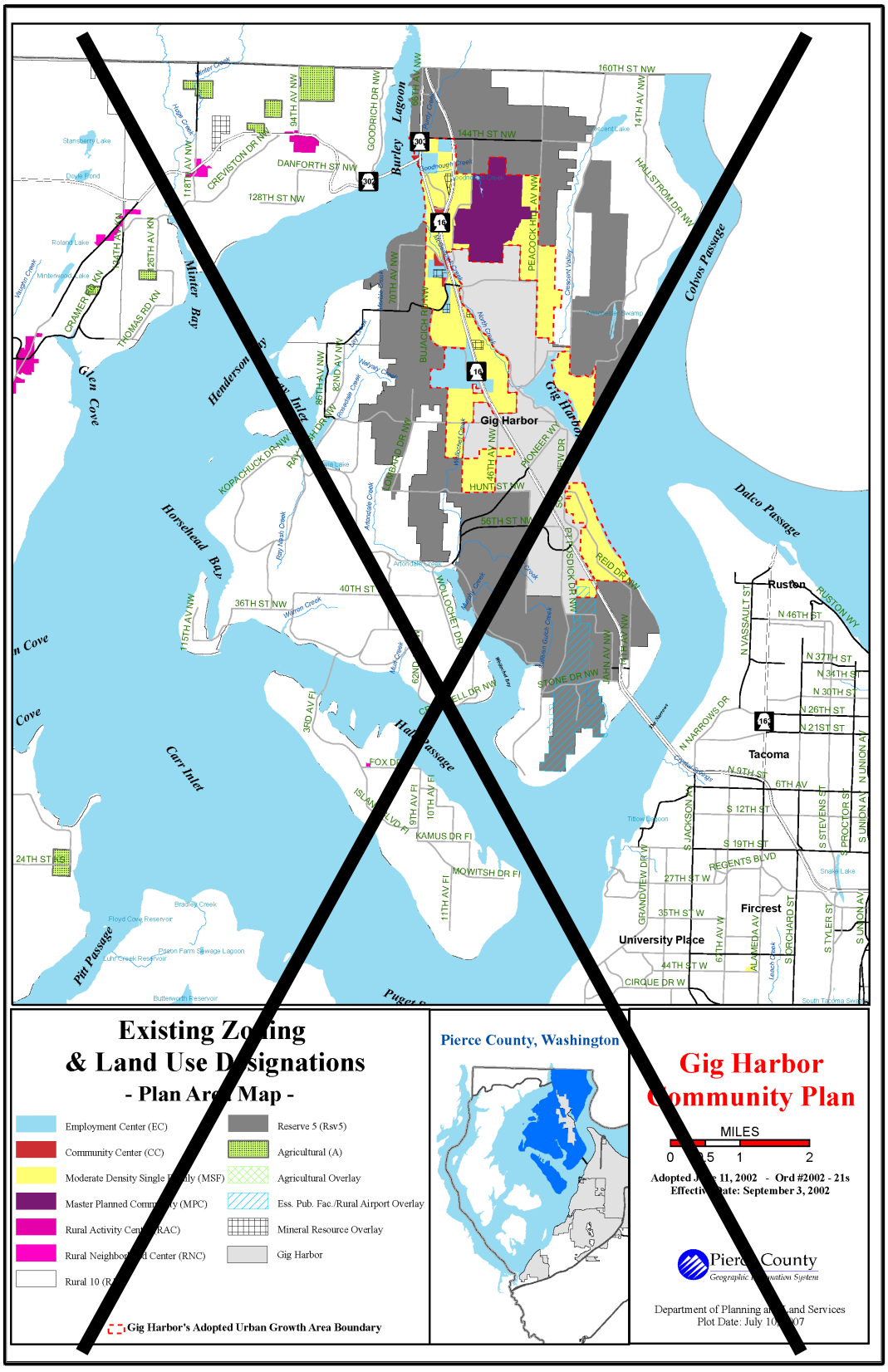
   - ~~Prior to creating new commercial and industrial centers or allowing the expansion of existing centers, it should be determined that a shortage of commercially and industrially zoned lands exist and that existing commercially or industrially zoned lands have been fully developed or redeveloped as appropriate.~~
   - ~~Consider the impacts on the natural environment when evaluating rezones and plan amendments.~~

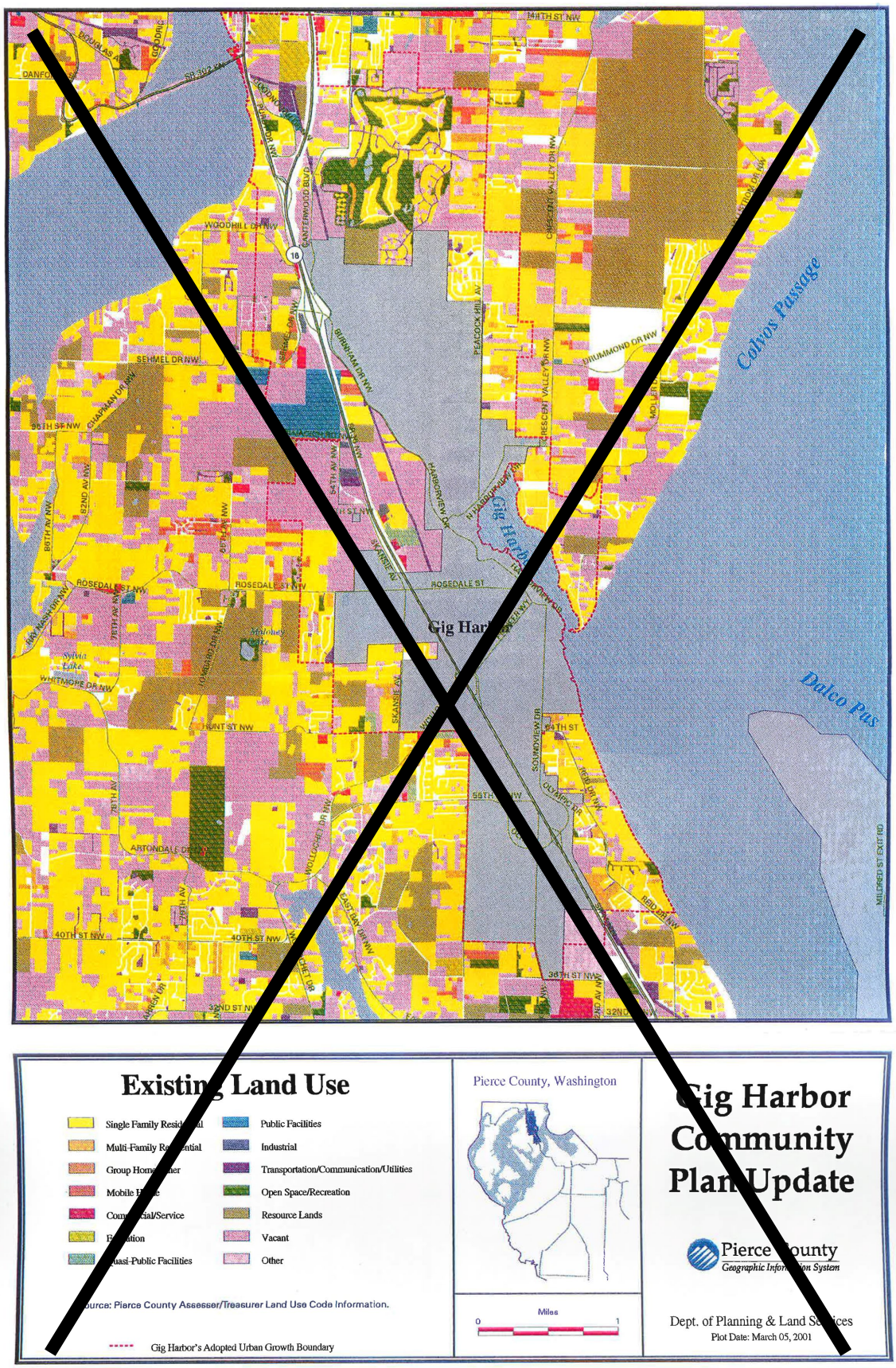
3. ~~Implement a long-term code enforcement program to strictly enforce the Community Plan land use regulations. (PALS)~~
4. ~~Implement a monitoring program to evaluate the impacts of the community land use plan. (PALS)~~

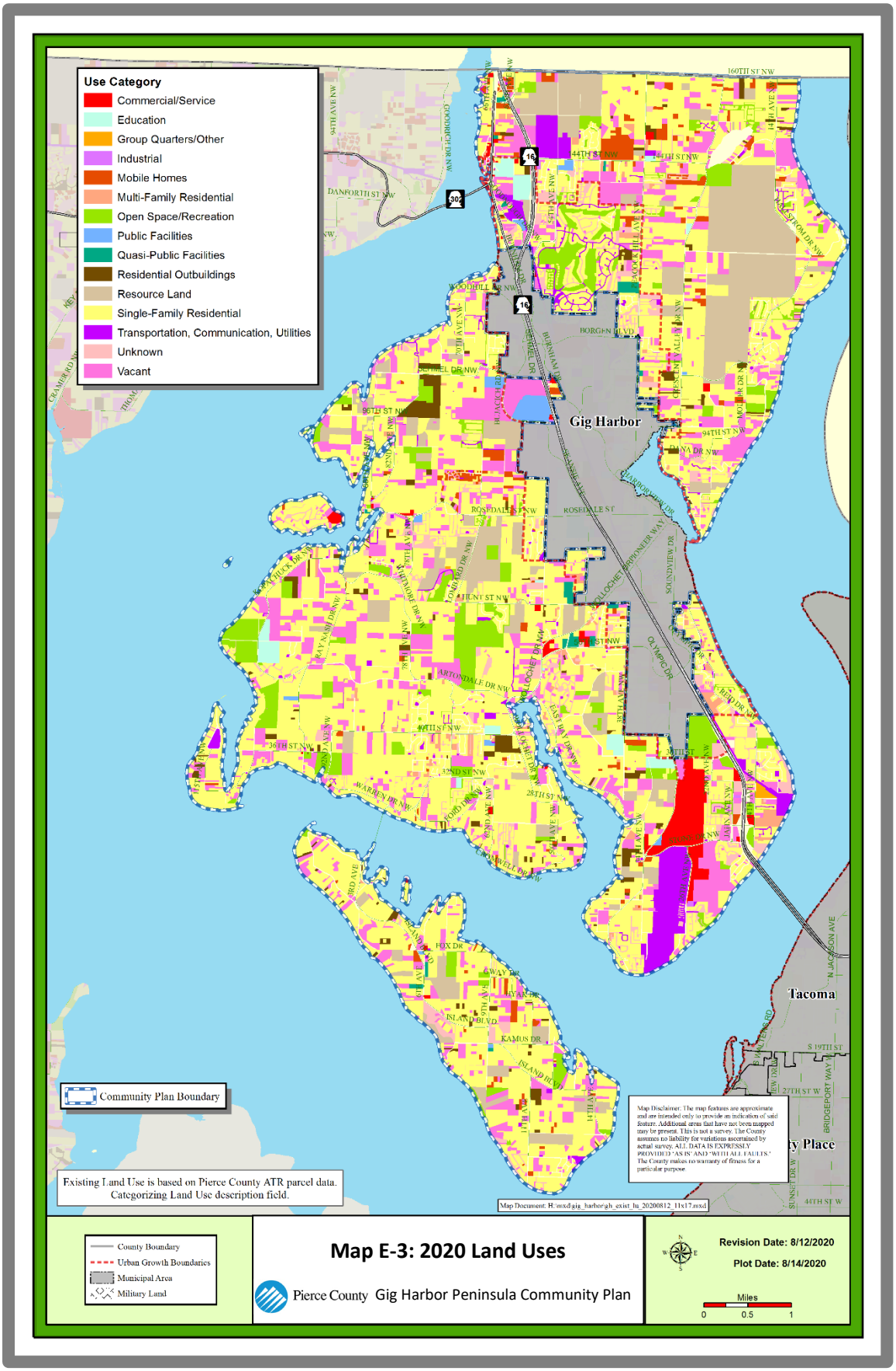
SECTION MOVED~~LONG TERM ACTIONS~~

~~1. Evaluate the need to expand the UGA into the Reserve-5 area if the need for additional urban lands has been demonstrated. (PALS, PWU, County Council, City of Gig Harbor)~~
~~2. Develop a boardwalk along the Purdy business district shoreline to promote the marine oriented character of the neighborhood. (PALS, Parks)~~


Employment Center (EC)
Activity Centers (AC)
Community Centers (CC)
Neighborhood Centers (NC)
Moderate Density Single-Family (MSF)
Master Planned Communities (MPC)
Rural Neighborhood Center (RNC)
Ess. Pub. Fac./Rural Airport (EFRAN)
Ess. Pub. Fac./Rural Airport (EFRAS)
Rural 10 (R10)
Rural 5 (R5)
Rural Sensitive Resource (RSR)
Park & Recreation (PR)
Agricultural Resource Land (ARL)
*Note: The legend shows only the land use designations within the Gig Harbor Community Plan Area. The areas outside this plan area are masked within the map
Gig Harbor
Tacoma
Community Plan Boundary
Essential Pub. Fac. - State Corrections Overlay
Mineral Resource Overlay
Rural Airport Overlay
Urban Sensitive Resource Overlay
This map is a general illustration of the County's future land use pattern and provides guidance for the development of future zoning classifications that implement the Comprehensive Plan.
Refer to the official zoning atlas or GIS data when determining zoning for a specific parcel.
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
Map Document: H:\mxd\gig_harbor\gh_lu_des_aug_2019_11x17.mxd
County Boundary
Urban Growth Boundaries
Municipal Area
Military Land
Map E-2: Land Use Designations
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 8/1/2019
Plot Date: 10/14/2019
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Gig Harbor
Tacoma
Ruston
University Place
Fircrest
Existing Zoning
& Land Use Designations
- Plan Area Map -
Employment Center (EC)
Community Center (CC)
Moderate Density Single Family (MSF)
Master Planned Community (MPC)
Rural Activity Center (RAC)
Rural Neighborhood Center (RNC)
Rural 10 (R
Reserve 5 (Rsv5)
Agricultural (A)
Agricultural Overlay
Ess. Pub. Fac./Rural Airport Overlay
Mineral Resource Overlay
Gig Harbor
Gig Harbor's Adopted Urban Growth Area Boundary
Pierce County, Washington
Gig Harbor
Community Plan
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Effecti ate: September 3, 2002
Pierce County
Department of Planning a and Services
Plot Date: July 10 007
MapDocument:H:\mxd\gig_harbor\pre_community_plan_adoption\existing_zoning_landuse_plan_area.mxd


Colvos Passage
Gig Harbor
Dalco Pas
WOODHILL DR NW
SEHMEL DR NW
BURNHAM DR NW
PEACOCK HILL AV
CRESCENT VALLEY DR NW
HUNT ST NW
ROSEDALE ST NW
ROSEDALE ST
ARTONDALE DR
40TH ST NW
32ND ST NW
36TH ST NW
SOUTHWORTH DR
Existing Land Use
Single Family Residential
Multi-Family Residential
Group Home/Other
Mobile Home
Commercial/Service
Recreation
Quasi-Public Facilities
Public Facilities
Industrial
Transportation/Communication/Utilities
Open Space/Recreation
Resource Lands
Vacant
Other
Source: Pierce County Assessor/Treasurer Land Use Code Information.
Gig Harbor's Adopted Urban Growth Boundary
Pierce County, Washington
Miles
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Gig Harbor Community Plan Update
Pierce County
Geographic Information System
Dept. of Planning & Land Services
Plot Date: March 05, 2001


Use Category
Commercial/Service
Education
Group Quarters/Other
Industrial
Mobile Homes
Multi-Family Residential
Open Space/Recreation
Public Facilities
Quasi-Public Facilities
Residential Outbuildings
Resource Land
Single-Family Residential
Transportation, Communication, Utilities
Unknown
Vacant
Gig Harbor
Tacoma
Community Plan Boundary
Existing Land Use is based on Pierce County ATR parcel data.
Categorizing Land Use description field.
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
Map Document: H:\mxd\gig_harbor\gh_exist_lu_20200812_11x17.mxd
County Boundary
Urban Growth Boundaries
Municipal Area
Military Land
Map E-3: 2020 Land Uses
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 8/12/2020
Plot Date: 8/14/2020
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Chapter 3: Community Character and Design Element

INTRODUCTION

Community design deals with the physical elements that compose the character of our community: the streets, parks, buildings, open space, and neighborhoods that determine the way our community looks and feels. It is a blending of land use planning, architecture, landscape architecture, and environmental protection. Community design looks at the way in which buildings, streets, public places, natural features, and other development relate to one another and the people who use them. Through community design, improvements, such as street construction, park development, commercial, industrial, residential, and civic development, can be effectively coordinated with each other to promote a unified community image.

The Community Character and Design Element ~~is a new addition to the set of documents comprising the Pierce County Comprehensive Plan. The element~~ is an integral part of the entire growth management planning process for the Gig Harbor Peninsula and Fox Island. Design directly affects land use patterns, transportation planning, community and neighborhood livability, and overall quality of life. The design direction found in the community plan is intended to reinforce the aesthetic character that the community wants to retain and build upon. This element provides policies for site and building design, which will enhance the image the overall community would like to portray to its own residents and visitors.

The Community Character and Design Element works with the Land Use Element by providing the policy direction for urban and rural design including guidelines for how urban and rural form can be achieved and critical areas can be integrated into future projects. The design direction found is also closely linked with, and provides support for, policy direction in the Economic Element, Natural Environment and Open Space Element, and the Facilities and Services Elements of the community plan.

In the years since the initial adoption of the Gig Harbor Peninsula Comprehensive (Community) Plan and Development Regulations in 1975, the residents of the plan area have been actively involved in preserving the unique character of their community through design principles, standards, and review. Over the years, the community has put a great deal of effort in maintaining the wooded, natural character of the Gig Harbor Peninsula and its connection to the waters of Puget Sound and the various creek valleys on the Peninsula. These features create a unique environment for community identity and pride. Residents have determined a high priority should be given to recognizing and preserving the environmental character of the area. The Community Character and Design Element emphasizes the community's vision by setting forth goals and objectives related to the preservation of the historic resources and natural characteristics of the area. The element also outlines policies for design standards that ~~will~~ help reinforce and preserve the unique environmental character of the Peninsula.

URBAN CHARACTER AND DESIGN

The character of Gig Harbor has been heavily influenced by development that supports the fishing and boating industry. Many businesses located near Gig Harbor Bay rely on tourist dollars associated with the summer pleasure craft season. Businesses near the waterfront have been designed to attract tourists. It is anticipated that the Urban Growth Area will eventually be annexed into the City of Gig Harbor. For this reason, it is important that new development be designed in a manner that will be compatible with the ~~c~~City's design goals and objectives. These goals and objectives promote preservation of the ~~c~~City's small town atmosphere, encourage architecture that is consistent with the ~~c~~City's traditional fishing industry while discouraging the modern "big box" style and requiring protection of significant vegetation which contributes to the natural beauty of the area.

~~DESCRIPTION OF CURRENT CONDITIONS – UGA~~

The character of the UGA has been heavily influenced by the development standards of the 1975 Comprehensive (Community) Plan for the Peninsula. The plan required that new urban developments retain and incorporate certain natural features, primarily existing native vegetation, as part of each development to soften the impacts on adjacent land uses. In this manner, much of the urban area has retained a wooded character that provides a unique community identity for this part of Pierce County.

SECTION MOVED~~URBAN DESIGN~~

~~Historically, the UGA has not developed with a consistent design theme or set of design standards. As a result, many of the buildings in the urban area have standardized franchise themes or incompatible architectural styles that lack consistent character. In the past several years (since 1995), the City of Gig Harbor has required that within the UGA, the City's adopted design objectives be met for projects requiring city services such as sanitary sewer. This has helped start a pattern of consistent architectural design for the UGA.~~

SECTION MOVED~~URBAN CHARACTER~~

~~The character of the UGA is reflected in the vegetated buffers surrounding developments throughout the urban area. Since the adoption of the Gig Harbor Peninsula (Community) Comprehensive Plan in 1975, many development projects have designated native vegetative screens around the perimeter of their building sites. By providing this natural open space, developments have been allowed to increase density, increase the amount of impervious surface, reduce setback standards, and generally increase the intensity of developments without negatively impacting neighboring uses. This program of preserving trees in the urban area has created a unique style and character in much of the UGA.~~

~~Description of Desired Conditions – UGA~~

~~The following section provides information on the desired character and design for the UGA. The policies provide a quality visual design through specific site planning and architectural tools for all development in the UGA. These methods primarily rely on development incentives that allow increased density or intensity of development for projects that meet the design objectives.~~

Urban Design

Historically, the UGA has not developed with a consistent design theme or set of design standards. As a result, many of the buildings in the urban area have standardized franchise themes or incompatible architectural styles that lack consistent character. ~~In the past several years (since 1995),~~ However, the City of Gig Harbor ~~has required~~ now requires that within the UGA, the City's adopted design objectives be met for projects requiring city services such as sanitary sewer. This has helped start a pattern of consistent architectural design for the UGA.

The citizens of the Peninsula envision an urban area in which all developments are visually attractive, compatible with the historical marine identity of the community, harmonious with the small town atmosphere and residential character of the area, and are respectful of the natural environment. Diversity in site planning and architectural design is encouraged, provided developments maintain a degree of compatibility, consistent with the design objectives and goals reflected in the community plan. Urban development standards ~~will be~~ are necessary for all new development. These standards include sidewalks, street trees, street lighting, and parks. In non-residential developments, parks can include pedestrian plazas or pocket parks. New development should provide for separate automobile, pedestrian, and bicycle access. Attractive signs that enhance the natural scenic character of the Peninsula ~~will be~~ are permitted to advertise businesses when consistent with community plan policies. Development incentives that encourage developers to use innovative methods to provide a high quality of residential, civic, commercial, and industrial design should be implemented.

Urban Character

The character of the UGA is reflected in the vegetated buffers surrounding developments throughout the urban area. Since the adoption of the Gig Harbor Peninsula (Community) Comprehensive Plan in 1975, many development projects have designated native vegetative screens around the perimeter of their building sites. By providing this natural open space, developments have been allowed to increase density, increase the amount of impervious surface, reduce setback standards, and generally increase the intensity of developments without negatively impacting neighboring uses. This program of preserving trees in the urban area has created a unique style and character in much of the UGA.

In the UGA, important natural features, significant stands of trees, open space, and critical areas shall be preserved and incorporated into the site design as these elements substantially

contribute to the character of development. Site characteristics that enhance community character, including preservation of clusters of existing trees, retention of historic features, and conservation of similar assets, should be preserved through sensitive site planning. Methods that can be used to protect these desirable features include lot-clustering, transfer of development rights, and incorporating the desirable characteristics into recreation areas or open space tracts. All development should be designed to ensure that it is compatible with neighboring uses. Building placement and vegetative screening shall be used to separate potentially conflicting uses and to separate intensive uses from less intensive uses. A visual corridor along ~~State Route~~ 16, which reflects the natural beauty and forested characteristics of the Peninsula, shall be preserved and enhanced. Preservation of the open space and forested characteristics that have historically been part of the Gig Harbor Peninsula environment is a priority.

Rural Character and Design

The character of the rural area of the Gig Harbor Peninsula was historically influenced by the agricultural and forestry industry. Since the 1950s, the rural area has seen a steady increase in single-family residential development. Fortunately, much of this new residential development has retained some rural character by preserving buffers of native vegetation around the perimeter of these subdivisions. There are still large, undeveloped parcels within the rural area. The agricultural, pastoral, forested character of the area, together with the Peninsula's location west of the Tacoma Narrows, creates a perception for the citizens of the rural area that the community is isolated from the big city.

~~Description of Current Conditions – Rural Area~~

The character of the rural area has been influenced by the development standards of the 1975 Comprehensive (Community) Plan for Peninsula. That plan required new developments to retain and incorporate certain natural features, primarily existing native vegetation, as part of each site development to soften the impacts on adjacent land uses. In this manner, much of the rural area has retained a forested character that contributes to the rural character for this part of Pierce County.

Section moved ~~Rural Design~~

~~The rural area of the Gig Harbor Peninsula is primarily developed with low-density residential dwelling units. These residential uses along the shorelines of Puget Sound are typically large executive homes. The majority of new homes on the Peninsula are located in various subdivisions throughout the area and average 2,500 square feet. There are also historical farmhouses in the rural area that were built around the turn of the century. The historical neighborhood centers at Rosedale and Arletta have civic and commercial buildings that have been described by the community as rural and rustic. Newer civic and commercial buildings in the rural area do not have a specific architectural character.~~

SECTION MOVED~~RURAL CHARACTER~~

~~The character of the rural area is reflected in the vegetated buffers surrounding developments throughout the urban area. Since the adoption of the Gig Harbor Peninsula Community Comprehensive Plan in 1975, many development projects have designated native vegetative screens around the perimeter of their building sites. By providing this natural open space, developments have been allowed to increase density, increase the amount of impervious surface, reduce setback standards and generally increase the intensity of developments without negatively impacting neighboring uses. This system of preserving trees in the rural area has created a unique style and character.~~

~~DESCRIPTION OF DESIRED CONDITIONS – RURAL AREA~~

~~The policies in the design element intend to provide a quality visual design through specific site planning for development in the Rural Area. These methods primarily rely on development incentives that encourage preservation of native vegetation and open space.~~

RURAL DESIGN

The rural area of the Gig Harbor Peninsula is primarily developed with low-density residential dwelling units. These residential uses along the shorelines of Puget Sound are typically large executive homes. The majority of new homes on the Peninsula are located in various subdivisions throughout the area and average 2,500 square feet. There are also historical farmhouses in the rural area that were built around the turn of the century. The historical neighborhood centers at Rosedale and Arletta have civic and commercial buildings that have been described by the community as rural and rustic. Newer civic and commercial buildings in the rural area do not have a specific architectural character.

Development should be designed in a manner which preserves water courses, drainage systems, recharge areas, the natural hydrologic cycle open space, and buffer areas in a natural condition. Preservation of a rural or rustic architectural theme should be utilized in new building construction or the external alteration of existing structures in Rural Neighborhood Centers. Retention and conservation of historic structures is encouraged.

RURAL CHARACTER

The character of the rural area is reflected in the vegetated buffers surrounding developments throughout the urban area. Since the adoption of the Gig Harbor Peninsula Community Comprehensive Plan in 1975, many development projects have designated native vegetative screens around the perimeter of their building sites. By providing this natural open space, developments have been allowed to increase density, increase the amount of impervious surface, reduce setback standards, and generally increase the intensity of developments without negatively impacting neighboring uses. This system of preserving trees in the rural area has created a unique style and character.

Preservation of the farms, forests, natural areas, and undisturbed lands that have historically been associated with the rural area of the Peninsula creates the rural character that the community considers essential. Native vegetation provides a variety of benefits including critical area buffering, protection of aquifer recharge areas, fish and wildlife habitat, and pleasing visual aesthetics. Preservation of native vegetation and open space should be required as a component of all new rural developments. Incentives for the dedication and preservation of open space, such as clustering development, transfer of development rights, planned development districts, and other planning techniques, ~~will~~ shall be provided. Important and unique land features, such as marine bluffs, stream corridors, estuaries, and ridgelines, should be protected by discouraging their alteration. A visual corridor along S~~tate R~~~~oute~~ 16 that reflects the forested characteristics of the Peninsula shall be retained and enhanced. Agricultural uses and forest practice activities help sustain the rural character in the community. These resource land uses should be encouraged to continue when they meet environmental standards.

Design and Character Policies

Urban Character

GOAL GH D-7 Retain stable existing vegetation, consisting of mature trees and understory shrubbery on a portion of those sites that are proposed for urban development. Require sites that are devoid or deficient in natural vegetation to introduce supplemental landscaping including plantings that are native to the Pacific Northwest.

GH D-7.1 Provide incentives for dedication of open space and use of planned development district concepts.

GH D-7.2 Retain an appropriate amount of native vegetation in return for an appropriate increase in density, floor area, or other use intensity.

GH D-7.3 Encourage the replanting of greenbelts on previously developed commercial and residential sites through public assistance, grants, and incentives. Establish cooperative programs with owners and residents of such developments to ensure the properties achieve suitable screening within a reasonable length of time.

GH D-7.4 Retain the community's significant trees and overall tree canopy through tree preservation in new developments.

RURAL CHARACTER

GOAL GH D-12 The presence of farms, forests, natural areas, and undisturbed lands are valuable features in the rural area of the Gig Harbor Peninsula. Native vegetation provides a variety of benefits including critical area buffering, protection of aquifer recharge areas, fish and wildlife habitat areas, and pleasing visual aesthetics. Agricultural uses and forest practice activities help sustain the rural character in the community outside of the Urban Growth Area. Preservation of these characteristics that have historically been associated with the rural environment on the Gig Harbor Peninsula creates the rural character that the community considers essential.

GH D-12.1 Retaining areas of stable, mature native vegetation on a site is a higher priority than providing supplemental landscaping. Provide incentives that encourage the retention of mature tracts of healthy trees on a site.

GH D-12.2 Require that setback areas be retained in natural vegetation where feasible and supplemented by planted native species where natural vegetation is sparse or nonexistent.

GH D-12.3 Require an acceptable ratio between the amount of native vegetation or landscaped vegetative cover and impervious surfaces. In all new rural developments that create impervious cover, include areas of native or landscaped vegetation to protect the aesthetic qualities of the Peninsula, to protect aquifers and aquifer recharge areas, provide wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other critical areas.

GH D-12.3.1 Provide incentives that encourage the use of alternative methods for parking and building areas that result in a decrease in impervious surfaces. Examples of such methods include permeable pavement, grasscrete, and alternative foundation systems.

GH D-12.3.2 Allow for an adequate percentage of impervious surfaces for barns and other agricultural-related uses to encourage the continuation of that use.

GH D-12.3.3 Open space requirements vary with the density or intensity of use ranging from 25% to 75% of the site.

GH D-12.4 Retain the community's significant trees and overall tree canopy through tree preservation in new developments.

GH D-12.5 Encourage planting and/or preservation of tree canopy in the community to enhance the community's overall tree canopy through efforts such as community actions, density incentives associated with open space bonus densities, and tree conservation.

IMPLEMENTING ACTIONS

~~The following is a list of actions that needs to be completed in order to implement the policies contained within the Community Character and Design Element. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item are listed in parenthesis following the action. Actions are assigned to the Gig Harbor Peninsula Community Planning Board (GHPCPB), the Peninsula Advisory Commission (PAC), or Pierce County Planning and Land Services (PALS). Those actions assigned to the GHPCPB are completed as part of the adoption and implementation of this plan.~~

SECTION MOVED~~SHORT TERM ACTIONS~~

1. ~~Amend the County Development Regulations-Zoning. (GHPCPB, PALS, PAC)~~
   - ~~Develop and adopt an incentive program for open space preservation in the UGA that allows innovative measures such as clustering development, zero lot lines setbacks, and other techniques.~~
   - ~~Amend the landscaping standards to require vegetative screens between new urban development and adjacent uses.~~
   - ~~Develop standards that maintain forested corridor along State Route 16~~
   - ~~Develop and adopt provisions for stringent enforcement of screening and buffering standards.~~
   - ~~Require urban development standards such as curbs, gutters, and sidewalks for development in the UGA.~~
2. ~~Amend the County Development Regulations-Design Standards and Guidelines. (GHPCPB, PALS, PAC)~~
   - ~~Develop urban design standards and guidelines in the UGA for:~~
   - ~~Two family, attached single family, and multifamily residential development dealing with site planning and building placement.~~
   - ~~Two family, attached single family, and multifamily residential development dealing with architectural design and scale of buildings.~~
   - ~~Commercial, civic, and industrial uses dealing with site design including building placement, landscape and buffering, and sign placement.~~
   - ~~Commercial, civic, and industrial uses to address architectural details including height, massing, materials, storefronts, and canopy and awning styles.~~
   - ~~Implement an Urban Sensitive Resource Overlay on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map throughout the UGA.~~
   - ~~Provide flexibility in the design review process.~~

- ~~Develop standards and guidelines that preserve the rural character of the Gig Harbor Peninsula outside of the UGA.~~
- ~~Utilize Low Impact Development (LID) techniques, limit impervious surfaces, and preserve wildlife corridors and native vegetation on each site that is developed in the RSR designation.~~
- ~~Develop and adopt incentives for developments on contiguous pieces of property which are planned together, but not necessarily developed within the same time period.~~
- ~~Develop and adopt incentives to encourage developers to use innovative methods to provide a high quality of design and landscaping.~~
- ~~Adopt bonus density standards for developments that incorporate superior design, increased open space, or natural landscaping amenities.~~

3. ~~Amend the Shoreline Management Use Regulations. (PAC, PALS)~~

- ~~Prohibit the vacation of unopened public rights-of-way at shoreline locations except when the vacation would enable a public authority to acquire the vacated property for public purposes.~~

~~*SECTION MOVED**~~ MID-TERM ACTIONS

1. ~~Amend the Pierce County Sign Code. (PALS, PAC)~~

- ~~Develop and adopt standards that reduce the number and size of nonconforming signs.~~
- ~~Develop and adopt sign standards for Rural Neighborhood Centers that are consistent with the standards of the adjacent rural designation.~~
- ~~Prohibit off-site advertising signs and billboards in the rural area.~~
- ~~Permit signs throughout the rural area that increase public awareness of local farms, forests, and other habitat areas.~~

2. ~~Develop and adopt a tree conservation regulation. (PALS, DNR, PWU)~~
3. ~~Seek funding to develop freeway landscape plans at entrances to the community. (PALS, WDOT)~~
4. ~~Pursue public assistance programs, grants, and incentives to facilitate the replanting of greenbelts on previously developed commercial and residential sites. (PALS, Parks, PCCD)~~
5. ~~Work with the Washington State Department of Transportation, Department of Corrections, and Pierce County to manage and replant any forested areas within their control along SR 16. (PALS, WSDOT, WCCW, County Council)~~
6. ~~Develop and adopt a Transfer of Development Rights (TDR) program that would allow residential density credits to transfer to urban areas in exchange for permanent preservation of agricultural lands and timberland. (PALS, County Council)~~
7. ~~Develop and adopt a program that would allow the direct purchase of development rights on existing agricultural and forestland. (PALS, County Council, Parks)~~

~~*SECTION MOVED*LONG TERM ACTIONS~~

1. ~~Implement a monitoring program to evaluate the impacts of community design standards. (PALS)~~
2. ~~Seek funding for the preservation of tracts of land used for agricultural purposes and forest practices. (PALS, PCCD, DNR, DFW)~~

Chapter 4: Natural Environment Element

Introduction

The Natural Environment and Open Space Element addresses the protection, conservation, preservation, and restoration of the natural resources on the Gig Harbor Peninsula including shorelines, water resources, vegetation, fish and wildlife habitat, and other critical areas. Protection and preservation of these critical areas, environmentally sensitive areas, and sustainable natural resources are key components of the community's vision. A number of environmental protection strategies are identified within this element including: Establishing land use practices which protect critical areas, preserving the environment in its natural state to the greatest extent possible, maintaining or improving the water resources, encouraging forest management which promotes sustainable harvests, limiting pesticide use, and developing educational and community outreach programs which further the awareness of environmental issues.

~~Description of Current Conditions~~

~~In the past 50 years, the~~The Gig Harbor Peninsula has experienced a high level of urban and suburban growth. With that growth has come a slow degradation of the natural environment and the fish and wildlife species that are supported by the native vegetation which constitutes habitat areas. Generally, there has been a decrease in the water quality of the streams, lakes, and wetlands in the plan area. The amount of native vegetation, open space, and populations and diversity in fish and wildlife species within the plan area has also decreased as development has occurred. However, several pockets of good quality habitat areas remain, many of which have been recently targeted for acquisition and restoration efforts. Understanding the condition of each component that makes up the natural environment is important to understanding the function of the whole ecosystem, and therefore, each particular resource warrants a more detailed discussion.

Section moved~~Shorelines~~

~~The Washington State Shoreline Management Act (SMA) provides for the management of water bodies identified as "shorelines of the state." In the Gig Harbor Peninsula area, these include Crescent Lake and all of the saltwater shorelines that surround the community plan area. Areas under jurisdiction of the SMA include these water bodies, all lands within 200 feet of their ordinary high water mark, and their associated wetlands and floodplains.~~

~~The Pierce County Shoreline Master Program (SMP), adopted by Pierce County under the SMA, includes five Shoreline Environments – Natural, Conservancy, Rural, Rural Residential, and Urban. All shorelines are given a Shoreline Environment designation that reflects current conditions and identifies the type and intensity of allowed development.~~

~~The marine waters of Puget Sound that surround the Gig Harbor Peninsula and Fox Island, including Colvos Passage, the Tacoma Narrows, Hales Passage, Carr Inlet, Henderson Bay, and the many other minor bays and inlets, are all regulated shorelines of the state. The majority of the saltwater shorelines surrounding the Gig Harbor Peninsula is either designated as a Rural Residential Shoreline Environment or a Conservancy Shoreline Environment. Low to medium bank shoreline areas are typically designated as Rural Residential. Conservancy areas are generally located along the marine bluffs adjacent to Colvos Passage, the Tacoma Narrows, and the south side of Fox Island. The east side of Burley Lagoon is designated as an Urban Shoreline Environment. The sand spits and estuaries within the plan area have been designated as Natural Shoreline Environments.~~

~~Crescent Lake, covering approximately 47 acres, is the largest lake on the Gig Harbor Peninsula. Most of the land surrounding the lake is zoned for residential use and approximately 50 percent of this land is currently developed. The lake is used for recreational purposes and features a public boat launch. Crescent Lake lies in the Rural Residential Environment, except for the outlet to Crescent Creek which is in the Conservancy Environment.~~

~~Streams within the plan area, including Crescent Creek, Artondale Creek, Wollochet Creek, Ray Nash Creek, and Purdy Creek, have not been identified as shorelines of the state as they have been determined to have a mean annual flow of less than 20 cubic feet per second. If it is demonstrated that their flows exceed this threshold, they could then be included as shorelines subject to the SMA.~~

SECTION MOVED ~~SURFACE WATER~~

~~STORMWATER~~

~~The Gig Harbor Peninsula is located at the south end of Water Resource Inventory Area (WRIA) #15. The Pierce County Surface Water Management (SWM) Division is commencing a basin plan for this area. The plan will analyze the existing hydrologic and habitat systems and address the impacts of current and proposed land use development on surface water runoff, capital improvement projects, and habitat degradation. Information from this basin planning effort will provide some scientific analysis which can be used to help develop preferred land use designations.~~

~~As forested and native vegetative cover is replaced with development, surface water runoff (stormwater) tends to increase both in volume of runoff and rate in which the water drains off the land. Stormwater that has not been properly addressed can result in flooding, water quality and habitat degradation, negative impacts to fisheries, and erosion. Stormwater related issues can be correlated to the amount of impervious surface within a watershed or basin. Although total impervious surface area accompanying development is not the only factor in stormwater related issues, it is a readily measurable indicator that can be tracked and correlated to stormwater problems. Another indicator that is more difficult to measure, but can be correlated with more reliability, is effective impervious area. Effective impervious surfaces~~

~~occur when impervious surfaces are directly connected to one another and the water flow is not interrupted by any pervious areas.~~

~~Historically, for the smaller storm events, runoff would stay on a site trapped in numerous small depressions and saturating the top several feet of soil. Flooding would occur only during larger storm events; when the soil was completely saturated, the water would then be conveyed downstream. As development has occurred, many of the small depressions were graded smooth and the top several feet of soil was removed or compacted. This type of development removed the ability of the land to contain the smaller storm events and subsequently surface water flooding started to become a problem during these smaller storm events. Increases in the number and capacity of connected drainage systems, in the form of ditches and pipes meant to drain properties and remove water quickly, also increase stormwater problems downstream.~~

~~Peninsula Streams and Lakes~~

~~There are no major rivers in the plan area. However, there are a number of smaller streams located throughout Gig Harbor Peninsula. Crescent Lake is the only lake of significant size within the plan area. The water resources for the plan area, including lakes and streams and their significant tributaries, will be discussed below.~~

~~Streams on the Peninsula include Artondale Creek, Crescent Creek, Donkey (North) Creek, Garr Creek, Goodnough (Gooch) Creek, Lay (Nelyaly) Creek, Ray Nash (Mark Dickson) Creek, McCormick Creek, Purdy Creek, Rosedale Creek, Sullivan Gulch Creek, Warren Creek, and Wollochet (Bitter) Creek.~~

~~The largest stream, Crescent Creek, flows south from Crescent Lake where it eventually empties into Gig Harbor Bay. At just under 47 acres, Crescent Lake is the largest lake on the Gig Harbor Peninsula. The other major creek emptying into Gig Harbor Bay is Donkey (North) Creek. Artondale Creek is the second longest creek in the plan area, and has one major tributary referred to as the east branch of Artondale Creek. The central creek's headwaters start from significant wetlands and then the creek flows south, then east until it meets Wollochet Bay. The east branch of Artondale Creek originates in Maloney Lake. The other major stream entering Wollochet Bay is Wollochet (Bitter) Creek. Garr Creek is the largest tributary to Wollochet Creek and is surrounded mostly by residential development with some rural uses to the west. Further south, Sullivan Gulch Creek empties into Wollochet Bay. Originating from steep headwaters, the creek's southerly flow is fed predominantly by seeps and wetlands. Moving west to the southern edge of the Peninsula bordering Hales Passage, Warren Creek flows in a southwesterly arc from an area of wetlands due east of the intersection at Warren Drive NW and 36th Street NW. The creek empties into a lagoon/estuarine area due north of the northern tip of Fox Island. The next set of streams empties into the waters surrounding Raft Island. The first of these two streams is known as Ray Nash (Mark Dickson) Creek and empties into Henderson Bay due south of the eastern tip of Raft Island. Its headwaters begin in significant wetlands and its mouth forms an estuarine zone. To the west about a third of a mile from the mouth of Ray Nash Creek is Lake Sylvia, which also feeds the creek's most significant tributary, Lake Sylvia Creek. Northeast of Ray Nash Creek, flowing into an estuarine zone due east of Raft Island, is Rosedale Creek. Further north is Lay (Nelyaly) Creek which flows into Lay Inlet.~~

~~McCormick Creek flows northwest from a large wetland located southeast of the SR 16 interchange at Burnham Drive into Henderson Bay. Goodnough (Gooch) Creek to the north also empties into Henderson Bay near Purdy. The only significant stream that flows into Burley Lagoon is Purdy Creek.~~

~~Flooding~~

~~Flooding is not a serious hazard in the plan area, largely due to the average stream size as well as the topography of the Peninsula. Because streams on the Peninsula all tend to drain into ravines and the area draining into each stream channel is relatively small (compared to other large rivers in Pierce County such as the Puyallup or Nisqually Rivers), flooding is not considered a threat. These small streams are short in length and drain directly into the Puget Sound, so the water is quickly removed from the Peninsula. Most flooding risks would be very localized in areas that are already active wetlands.~~

~~Any flooding that does occur on the Peninsula is primarily caused by large rainstorm events. During and immediately following an extremely heavy rainstorm, streams are prone to quickly fill up and flow over their banks. This creates an erosion problem called "scouring" along the stream's bank and may result in landslides into the streambed. However, after the stormwater flow recedes, so does the flooding. Increased impervious surfaces in the form of roads and urban development, coupled with inadequate or malfunctioning stormwater systems, can increase the frequency and size of flooding events because more water remains on the surface rather than absorbing into the ground.~~

SECTION MOVED~~Groundwater and Water Supply~~

~~Groundwater~~

~~Groundwater can be defined as any subsurface water such as underground springs or streams fed by one or more geologic formations called aquifers that contain sufficient saturated permeable (porous) material to convey water that can be collected with wells, tunnels, or drainage corridors, or that flows naturally to the earth's surface via seeps or springs.~~

~~Currently, there is very little data available to describe in detail the location and/or availability of groundwater within the plan area. Water rights in the area are primarily based upon seniority of landowners and on jurisdictional needs. Pollution of groundwater doesn't seem to be an issue presently for the interior of the Peninsula, but a few shoreline areas are experiencing significant saltwater intrusion problems.~~

~~Saltwater intrusion is the invasion of saline water from Puget Sound into aquifers that have been depleted of fresh water as a result of over-drafting (excessive withdrawal from wells) or the reduction of aquifer recharge due to seasonal variances or the effects of development, such as increased impervious surfaces. When aquifer levels along coastal areas decline below sea level, saltwater rushes in to fill in the gap in the water table. Once intrusion occurs, it can be virtually impossible to undo or reverse.~~

~~On the Gig Harbor Peninsula, saltwater intrusion tends to reach its peak during the summer months when pumping rates are highest during the lowest periods of aquifer recharge. As development density increases along the coastal areas of the Peninsula, the problem of saltwater intrusion is expected to rise in correlation with increased groundwater withdrawals.~~

~~Saltwater intrusion (i.e., chloride levels exceeding 100 mg/L) has been identified through sampling of private wells on Allen Point, Point Evans, Henderson Bay near Kopachuck, Fox Island, Point Fosdick, and Horsehead Bay. The most significant saltwater intrusion has occurred in wells bordering Horsehead Bay.~~

~~Water Supply~~

~~The Department of Ecology issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right. Every use of groundwater must also obtain a water right unless less than 5,000 gallons of water per day will be used.~~

~~Currently within the plan area, there are 92 small Group A water systems that have 15 or more connections or serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Forty-four separate water purveyors are responsible for operating these systems. The three largest purveyors on the Peninsula are Washington Water Service Company (WWSC) at 21 square miles, City of Gig Harbor Water Department at six square miles, and Rainier View Water Company at four square miles. Peninsula Light has recently been approved by the Washington State Department of Health to offer Satellite System Management Agency (SSMA) services within its current electrical customer service area with an area of coverage measuring 590 acres, including approximately 263 acres on Fox Island. As an SSMA, Peninsula Light may own and/or operate noncontiguous water systems. Fox Island Mutual Water Association (FIMWA) is the primary water purveyor on Fox Island, serving approximately five square miles.~~

~~WWSC, Gig Harbor's Water Department, and FIMWA all have water systems plans approved by the Washington State Department of Health. As required by state law, water service areas are "exclusive service areas," which means the designated system has the first right of refusal to serve within its service area. The plan area also includes a multitude of individual wells and Group B systems, which are systems serving 2-14 connections. There is not a complete inventory of individual wells or Group B systems available at this time. The City of Gig Harbor does not provide water service within all of its city limits or Urban Growth Area.~~

~~*Section moved*Water Quality~~

~~Water quality is typically measured in one of two ways, either by the uses it can support or by the chemical and pollutant levels in the water. The streams in the Gig Harbor Community Plan area are relatively small compared to others in the state. This means that many of the streams have no official test results, leaving the question open as to whether the streams meet the state standards.~~

~~The Washington Administrative Code (WAC) 173-201A classifies streams by the uses they should be capable of supporting. Classification does not mean the water body meets the standards necessary for the uses, only the standards it should be meeting. All of the streams, lakes, and marine bodies within the Community Plan area are classified as Class AA (Extraordinary) or Lake Class. Lake Class is as stringent as Class AA in that it requires no deviation from natural conditions. Class AA classification results in stringent standards for all water bodies since they are expected to support all identified uses. Peninsula area streams are not specifically listed, but since they feed AA marine bodies, they are classified similarly. This classification means the water must meet certain standards for fecal coliform organisms; dissolved oxygen; temperature; turbidity; pH range; toxic chemical or radioactive material concentrations; and aesthetic values.~~

~~There are only a few water bodies within the Gig Harbor Community Plan area that have been classified as having significant pollution problems, Burley Lagoon and Purdy Creek being the most serious. This pollution is primarily related to elevated levels of fecal coliform bacteria. Sources of fecal coliform pollution include animal manure and failed septic systems.~~

~~A few shoreline areas on the Gig Harbor Peninsula are experiencing significant saltwater intrusion problems. The presence of saltwater in the water supply can be determined by testing groundwater sources for the presence of chloride. Seawater contains approximately 19,000 milligrams per liter [mg/L] of chloride. Fresh water contains less than 10 mg/L. Untainted Gig Harbor aquifers measure between 2.5 to 4.0 mg/L. Although chloride levels can rise between 10 and 100 mg/L due to natural causes [sea spray and some historic geologic pockets] and/or human activities [such as septic drainfields and landfills], the Department of Ecology has determined that the presence of chloride levels over 100 mg/L indicates probable seawater intrusion. The Environmental Protection Agency [EPA] recommends that the chloride concentration of drinking water supplies be less than 250 mg/L. Shoreline area aquifers on the Gig Harbor Peninsula have tested as high as 645 mg/L. A sampling of private wells located on Allen Point, Point Evans, Kopachuck, Fox Island, and Horsehead Bay indicated levels over 100 mg/L. The most significant seawater intrusion is occurring in wells bordering Horsehead Bay. Point Fosdick wells are also experiencing elevated chloride levels measuring between 20 and 100 mg/L, which suggests possible seawater intrusion.~~

SECTION MOVED~~WETLANDS~~

~~Wetlands are legally protected under the Federal Clean Water Act, the State Growth Management Act, and Pierce County Codes. Wetlands are those areas identified by the presence of water during the growing season, hydric soils, and the presence of a plant community which is able to tolerate prolonged soil saturation. These areas provide many important environmental functions including reducing the impact or frequency of flooding, providing habitat, recharging aquifers, providing clean water for fish and other aquatic species, and preventing shoreline erosion. Wetlands also provide visual buffers in the built landscape.~~

~~It is estimated that 50% to 67% of the total wetland acreage in Washington State has been lost since European settlement, and that 90% to 98% of urban area wetlands have been lost in the~~

~~Puget Sound region. There are currently no estimates for how much wetland area has disappeared within the Gig Harbor Peninsula. There is evidence that property along the shoreline in Purdy and areas in the Rosedale Valley and Ray Nash Valley, which historically supported wetlands, have been filled or altered to the extent that in some cases the wetland hydrology has been eliminated.~~

~~Wetlands are often found in the riparian zones along streams, at the edge of lakes, and adjacent to marine waters. These riparian zones often serve as passageways for wildlife migrating between or around developed areas. Wetland and riparian vegetation also helps to maintain optimum fish spawning conditions by providing shade, bank stabilization, a breeding ground for insects, and a source of organic material for the stream.~~

~~Submerged wetland plant communities can be found offshore where marine life utilizes them for food sources and/or protection from predators. Marine plants that can indicate the presence of wetlands include species such as eelgrass, kelp, pickleweed, and sea lettuce.~~

SECTION MOVED ~~FISH AND WILDLIFE~~

~~FISH~~

~~There are diverse populations of saltwater, freshwater, and anadromous fish within the Gig Harbor Peninsula plan area. This is attributable to its extensive shoreline and surface water.~~

~~Saltwater (marine) species that are found in the waters offshore of the Peninsula include cabezon, dogfish, flatfish, greenlings, lingcod, Pacific cod, pollack, rockfish, skate, surf perch, and whiting. Also found in the waters surrounding the plan area are baitfish, such as herring, sand lance, and surf smelt. Baitfish are an important food source for predatory fish, birds, and mammals. Sand lance spawning areas are located on the east and south sides of the Gig Harbor Peninsula in Wollochet Bay and Hale Passage. Surf smelt spawning areas are located in Gig Harbor just outside and north of the entrance to the harbor, in Wollochet Bay, and on the east side of Henderson Bay.~~

~~Land-locked freshwater native species, specifically cutthroat and rainbow trout, are found in streams throughout the plan area. Several non-native species of bass, bluegill, and perch can be found in lakes within the Gig Harbor Peninsula.~~

~~The primary anadromous species found in streams within the Gig Harbor Peninsula plan area are the Coho (silver) and chum (dog) salmon. Specifically, Crescent Creek supports Chinook, Coho, and chum salmon runs. Donkey Creek supports runs of Coho and chum salmon as well as cutthroat trout. Artondale Creek and its east branch support runs of Coho salmon and cutthroat trout and Artondale Creek supports a run of chum salmon. Wollochet Creek is home to Coho and chum salmon runs. Garr Creek supports a run of Coho salmon and an unconfirmed run of chum salmon. Sullivan Gulch Creek supports a run of cutthroat trout. Warren Creek supports Coho salmon and cutthroat trout. Ray Nash Creek supports runs of Coho and chum salmon. Lake Sylvia Creek supports a run of chum salmon, but driveway culverts and a dam at the outlet to Lake Sylvia are barriers to fish passage. Rosedale Creek supports Coho and chum salmon runs. Chinook salmon have been introduced in Rosedale Creek, but the success rate for adult~~

return is not known. Volunteers have been planting Coho and chum salmon in Lay Creek for several years with a reported high rate of hatching and successful adult return. McCormick Creek supports a minor run of Coho, chum, and steelhead salmon as well as cutthroat trout. Periodic Chinook strays have also been sighted in McCormick Creek. Purdy Creek supports Coho and chum salmon runs as well as steelhead and cutthroat trout, but Highway 16 and a blockage near the estuary at low tide impede fish passage.

Shellfish

Shellfish are an important commercial and public recreational resource for the Gig Harbor Peninsula for residents and visitors. The following species of shellfish can be found in the marine waters adjacent to the plan area: abalone, clams (hard-shell, razor, and soft-shell), crabs (Dungeness and red rock), geoducks, mussels, octopi, oysters, scallops, sea urchins, sea cucumber, and shrimp. Known locations of hard-shell clams include Burley Lagoon, Fox Island's Gibson Point, and Raft Island. Public shellfish beaches include: Cutts Island State Park, Kopachuck State Park, Purdy sand spit, Sunrise Beach County Park, Tacoma Narrows, and Fox Island near the bridge.

Local shellfisheries process geoducks and oysters for the most part and, in recent years, commercial oyster operations have suffered from elevated coliform (bacteria indicating fecal contamination) counts in marine waters. Public beaches have been closed on occasion for contamination concerns related to coliform and Red Tide or to prevent overharvesting, which can also be detrimental to local shellfish populations.

Wildlife

There are a variety of different wildlife habitats contained within the Gig Harbor Peninsula that range from forests to prairie-type grasslands to wetland, riparian, and coastal areas. This broad range of habitats is host to a wide variety of wildlife species native to the Pacific Northwest.

The forested and shrub areas support numerous large and small mammals, birds, reptiles, and amphibians. The most common smaller mammals found in these areas include chipmunks, foxes, hares, mice, opossums, porcupines, raccoons, shrews, skunks, and squirrels. A small number of larger animals including the Colombian black-tailed deer and coyote occur where large contiguous forests remain. Common bird species found in forested and shrub areas are chickadees, crows, finches, goldfinches, hawks, jays, mountain quail, owls, pheasants, robins, thrushes, warblers, and woodpeckers. There have also been a number of recent sightings of black bears by residents of the Gig Harbor Peninsula plan area. Amphibians and reptiles commonly found in the plan area's forest and riparian environments are frogs, garter snakes, salamanders, and toads.

Grassland environments are home to small mammals, specifically minks, moles, muskrats, rabbits, shrews, and voles (mice-like rodents), and a variety of bird species, such as blackbirds, quails, snipes, sparrows, starlings, and swallows.

Wetland, riparian, coastal, and open water areas are populated primarily by a few mammals such as bats, beavers, river otters, and sea lions as well as a wide variety of bird species such as

~~bald eagles, ducks, Canadian geese, goldeneyes, grebes, herons, kingfishers, mergansers, ospreys, and teals. The Winchester Swamp on the Gig Harbor Peninsula is home to a great blue heron colony and Allen Point and Cutts Island are home to pigeon guillemot colonies. Just off the southern tip and the western midpoint of Fox Island are haulout areas for California sea lions and northern sea lions.~~

~~Urban development, logging, and agricultural practices on the Gig Harbor Peninsula have substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in the undeveloped, large native vegetation tracts and around the remaining wetlands and riparian (streamside) forests throughout plan area.~~

SECTION MOVED ~~ENDANGERED, THREATENED, SENSITIVE, AND CANDIDATE WILDLIFE SPECIES~~

~~Congress passed the Endangered Species Act [ESA] in 1973 to protect species of plants and animals that are of "aesthetic, ecological, educational, historical, recreational, and scientific value." The ESA is also intended to protect the listed species' "critical habitat," which is the geographic area occupied by and/or essential to the protected species.~~

~~Areas identified by the Washington Department of Fish and Wildlife as containing protected species of wildlife and plants are labeled as Priority Habitat Areas. Washington State status of fish and wildlife species is determined by the Washington Department of Fish and Wildlife. Factors considered include abundance, occurrence patterns, vulnerability, threats, existing protection, and taxonomic distinctness. The status categories are as follows:~~

~~**Endangered (E):** In danger of becoming extinct or extirpated from Washington.~~

~~**Threatened (T):** Likely to become endangered in Washington.~~

~~**Sensitive (S):** Vulnerable or declining and could become Endangered or Threatened in the state.~~

~~**Candidate (C):** Under review for listing.~~

~~**Monitored (M):** Taxa of potential concern.~~

~~Species of concern are primarily found within designated Priority Habitat Areas on the Gig Harbor Peninsula and Fox Island and include the bald eagle (T), great blue heron (M), harbor seal (M), and osprey (M). Mountain quail, which have been spotted in several areas on the Peninsula and Fox Island, are classified "rare or uncommon" with only 21 to 100 occurrences within the state, as are several native salmonid species including Chinook, chum, and Coho.~~

SECTION MOVED ~~OPEN SPACE~~

~~The term open space can mean a variety of things to different people. Some people think of open space as wild, undisturbed areas (i.e., natural open space) that serve as habitat for fish and wildlife. Others think of artificially landscaped areas which offer a sense of visual relief from the built environment and a place to conduct passive recreation activities (i.e., greenbelts, golf~~

~~courses, and parks), as open space. When considered together, all of these areas provide people a place to connect with nature.~~

~~History of Open Space in Pierce County~~

~~Since 1972, the County has offered a Current Use Assessment (CUA) program. This program provides property owners with a tax reduction incentive to maintain properties in productive agricultural land, timberland, or open space land condition. At the present time, there are approximately 300 properties enrolled under the open space category of the CUA program. In the summer of 1999, the administrative procedures for the CUA program were revised and a public benefit rating system (PBRS) was adopted as a means of ranking applications for the CUA open space category.~~

~~The County Council approved the Conservation Futures Program in 1991. Establishment of this program authorized the County to collect a real-estate property tax (6¼ cents per $1,000.00 of assessed valuation) for the acquisition of open space properties or conservation easements. To date, the County has collected 8.4 million dollars and purchased and/or preserved 32 properties/conservation easements including open space sites like the Narrows Park and Purdy B sites.~~

~~In 1995, the County's newly adopted Comprehensive Plan was appealed to the Central Puget Sound Growth Management Hearing Board (GMHB). One of the issues appealed was the lack of open space/greenbelt policies and map. In response to the GMHB's decision, the County Council adopted a set of open space policies and an open space/greenbelt map in 1996. These policies included direction to form an Open Space Implementation Committee (OSIC) as a forum to comprehensively address open space issues at the Countywide scale. The County Council moved forward in implementation of these policies in 1997 and created the OSIC whose main tasks were to explore and address open space issues identified in the Comprehensive Plan.~~

~~The County Council adopted open space priorities in 1998. These priorities were established for any County program that provides for the preservation of open space. Open space resources were categorized as high, medium, or low priority for preservation or acquisition. In 1999 the County Council adopted a Comprehensive Plan text amendment which established a revised open space/greenbelt map based upon the high priority open space categories (critical salmon habitat, fish and wildlife habitat, wetlands, tidal marshes, estuaries, rivers and streams, marine waters, and wooded areas). These areas will receive the highest priority for any Pierce County programs that acquire or otherwise preserve lands for open space.~~

~~Pierce County County-Wide Planning Policies~~

~~All jurisdictions within Pierce County participate in the development of the County-Wide Planning Policies (CWPPs.). Each jurisdiction's comprehensive plan needs to be consistent with the policies established in the CWPPs. The Pierce County CWPPs require all jurisdictions to plan for the provision of open space; consider as open space parks, environmentally sensitive lands and greenbelts, natural buffers, scenic and natural amenities unique geological features;~~

designate appropriate open space; and encourage new housing to locate in a compatible fashion with open space designations or outside designated open space.

Pierce County Comprehensive Plan

The Pierce County Comprehensive Plan contains several policies that address open space. These policies establish some general criteria for areas that should be considered for open space. These criteria include areas where natural processes (e.g., wetlands and tidal actions) occur or sites that contain unusual landscape features (e.g., cliffs and bluffs), wooded areas, environmentally unique areas, and parcels which provide connectivity in the open space network. The open space/greenbelt areas within the County are depicted in the map referenced in policy 19A.30.170 I. Section 19A.30.130, Objective 57A, states County programs which provide for preservation of open space shall have established priorities and these priorities will be used to rate open space proposals for Conservation Futures funding, Open Space Current Use Assessment taxation, Development Regulations bonus densities, and other County programs which acquire or preserve open space areas. Section 19A.30.130, Objective 59B, sets forth policies on the management and stewardship of County-owned open space lands. Finally, 19D.170 identifies the County's open space priorities grouped under high, medium, and low priorities.

Pierce County Comprehensive Park, Recreation, and Open Space Plan

The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs.

Pierce County Development Regulations

Title 18A, Development Regulations-Zoning, Section 18A.35.025 contains standards for minimum residential amenities which include provisions for on-site open space areas. These standards require the dedication of open space land per dwelling unit for subdivisions and mobile home parks. Section 18A.35.050 addresses open space issues such as density incentives, open space location and designation criteria, permitted uses, classification mechanisms, and public access. Permitted uses within this designated open space include pervious and impervious surface trails, passive recreation and associated accessory structures, agricultural practices and associated structures, aquaculture, utility easements, and drainfields.

Other Open Space Programs

Different open space programs and development regulations lend themselves to protection and restoration of various designated open space areas. For example, when designated open space areas fall within the jurisdiction of the State's Shoreline Management Act, the County's Shoreline Management Use Regulations are in effect. Likewise, when an open space area is located within a designated critical area, which is often the case since the mapping was primarily based upon critical area information, the County's Critical Area Regulations would apply. Outright purchase and other acquisition efforts, such as obtaining conservation easements, can be applied through the County's Conservation Futures Program or local land

~~trust efforts. Property owners may choose to leave portions of their properties in an undeveloped condition in return for a reduction in their property taxes under the Current Use Assessment (CUA) program. Pierce County Conservation District Stream Team efforts and those of other local environmental organizations work to enhance and restore degraded riparian areas. Finally, the County's zoning regulations require a dedication of open space for certain types of development.~~

~~Existing Publicly-Owned Open Space Sites~~

~~The Gig Harbor Peninsula Community Plan area contains several designated open space sites. The County Parks Department, utilizing Conservation Futures Program monies, purchased or is in the process of purchasing open space sites including Purdy B, Narrows Park, and the Homestead site.~~

~~Six Year Capital Facilities Plan for Regional Open Space~~

~~Currently the Countywide Level of Service (LOS) for Open Space (or Resource Conservancy Land) is 2.2 acres per 1,000 in population. The current LOS for Resource Conservancy land on the Gig Harbor Peninsula is 1.1 acres per 1,000 population. The estimated 2000 plan area population is 30,500. In the year 2017 the estimated plan area population will be approximately 52,000. If the 2017 population is used as a bench mark, 57.2 additional acres of Resource Conservancy land will be needed as compared to the Countywide LOS. (Note: these population projections are subject to change based upon annexation, new census data, etc.)~~

~~Description of Desired Conditions~~

The natural systems on the Gig Harbor Peninsula provide the citizens with the opportunity to live, work, and play in a healthy and scenic environment. The native vegetation and marine and fresh waters contribute to the livability of the area the residents treasure. Preserving the remaining fish and wildlife species and the native vegetation that provides the habitat for these species is important to the residents of the Gig Harbor Peninsula. Accommodating new growth while still maintaining the functions and values of the natural environment is a high priority. The following text describes the desired condition for each resource type in more detail.

~~Shorelines~~

Shorelines

The Washington State Shoreline Management Act (SMA) provides for the management of water bodies identified as "shorelines of the state." In the Gig Harbor Peninsula area, these include Crescent Lake and all of the saltwater shorelines that surround the community plan area. Areas under jurisdiction of the SMA include these water bodies, all lands within 200 feet of their ordinary high water mark, and their associated wetlands and floodplains.

The Pierce County Shoreline Master Program (SMP), adopted by Pierce County under the SMA, includes five Shoreline Environments – Natural, Conservancy, ~~Rural, Rural~~Residential, High Intensity, and Aquatic ~~and Urban~~. ~~All shorelines are given a~~ These Shoreline Environment designations ~~that~~ reflects current conditions and identifies the type and intensity of allowed development.

The marine waters of Puget Sound that surround the Gig Harbor Peninsula and Fox Island, including Colvos Passage, the Tacoma Narrows, Hales Passage, Carr Inlet, Henderson Bay, and the many other minor bays and inlets, are all regulated shorelines of the state. The majority of the saltwater shorelines surrounding the Gig Harbor Peninsula ~~is~~ are either designated as ~~a Rural~~ Shoreline Residential ~~Shoreline~~ Environment or a Conservancy Shoreline Environment, with scattered areas of Natural Environment. Low to medium bank shoreline areas are typically designated as ~~Rural~~ Residential. Conservancy areas are generally located along the marine bluffs adjacent to Colvos Passage, the Tacoma Narrows, and the south side of Fox Island. The east side of Burley Lagoon is largely designated as Conservancy, with areas of High Intensity ~~an Urban Shoreline~~ Environment close to the SR 302~~. The sand spits and estuaries within the plan area have been designated as~~ The Natural Shoreline Environments are generally found along undeveloped high bluffs, and in association with unique features such as spits, lagoons, and estuaries.

Crescent Lake, covering approximately 47 acres, is the largest lake on the Gig Harbor Peninsula. Most of the land surrounding the lake is zoned for residential use and approximately 50 percent of this land is currently developed. The lake is used for recreational purposes and features a public boat launch. Crescent Lake is largely mapped as ~~lies in the Rural~~ Residential Environment, except for the outlet to Crescent Creek which is in the Natural and Conservancy Environments.

Streams within the plan area, including Crescent Creek, Artondale Creek, Wollochet Creek, Ray Nash Creek, and Purdy Creek, have not been identified as shorelines of the state as they have been determined to have a mean annual flow of less than 20 cubic feet per second. If it is demonstrated that their flows exceed this threshold, they could then be included as shorelines subject to the SMA. Though not subject to the Shoreline Master Program, these streams are regulated by the County's critical areas regulations.

The natural features and critical functions of the marine and freshwater shoreline areas should be preserved and protected for present and future generations. Implementation of shoreline regulations should promote long-term values and goals above short-term interests. It is important that the Shoreline Master Program (SMP) classify the Peninsula area shorelines based on ~~the natural shoreline processes, natural features, habitat value, and the criteria identified for shorelines of the state~~ the existing land use patterns, the biological and physical character of the shoreline, and the goals and aspirations of the community. Development standards along shorelines should ensure the preservation of native vegetation and wildlife habitat and protect water quality and natural shoreline processes. Low impact development tools should be considered for implementation. Additional public access and recreational opportunities at shoreline locations is a community priority and should be provided whenever possible.

~~Surface Water~~

Surface Water

The Gig Harbor Peninsula is located at the south end of Water Resource Inventory Area (WRIA) #15. The Pierce County Surface Water Management (SWM) Division ~~is commencing~~ adopted a basin plan for this area in 2006. The plan ~~will~~ analyzed the existing hydrologic and habitat systems, ~~and address~~ the impacts of current and proposed land use development on surface water runoff, ~~capital improvement projects, and~~ areas of habitat degradation identified in capital improvement projects and programs to address these issues. The Gig Harbor Basin Plan can be found on the County's website at: https://www.piercecountywa.org/ArchiveCenter/ViewFile/Item/1218. ~~Information from this basin planning effort will provide some scientific analysis which can be used to help develop preferred land use designations.~~

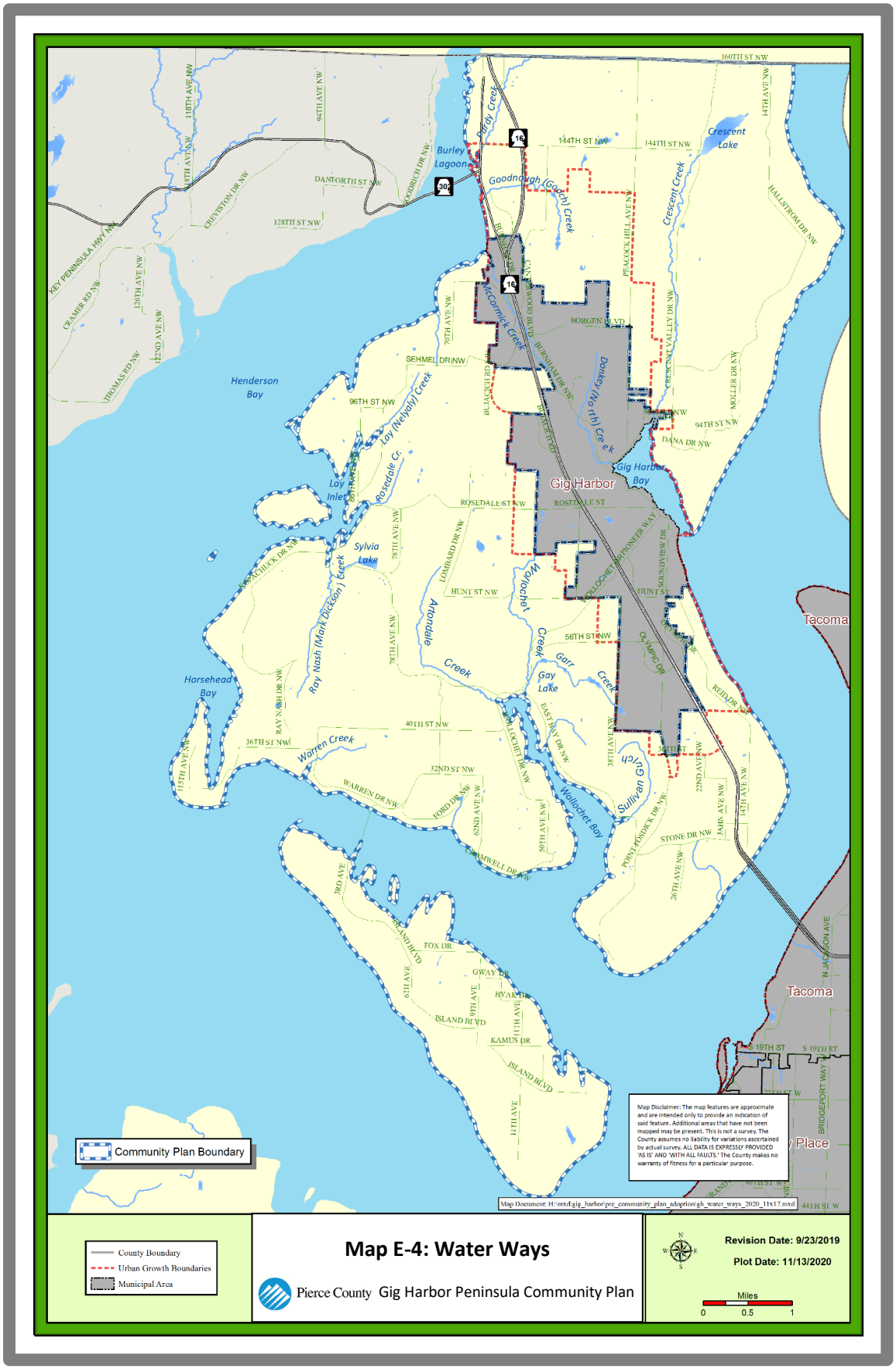
As forested and native vegetative cover is replaced with development, surface water runoff (stormwater) ~~tends to~~ increases both in volume of runoff and rate in which the water drains off the land. Stormwater that has not been properly addressed can result in flooding, water quality and habitat degradation, negative impacts to fisheries, and erosion. Stormwater related issues can be correlated to the amount of impervious surface within a watershed or basin. Although total impervious surface area accompanying development is not the only factor in stormwater related issues, it is a readily measurable indicator that can be tracked and correlated to stormwater problems. Another indicator that is more difficult to measure, but can be correlated with more reliability, is effective impervious area. Effective impervious surfaces occur when impervious surfaces are directly connected to one another and the water flow is not interrupted by any pervious areas.

Historically, for the smaller storm events, runoff would stay on a site trapped in numerous small depressions and saturating the top several feet of soil. Flooding would occur only during larger storm events; when the soil was completely saturated, the water would then be conveyed downstream. As development has occurred, many of the small depressions were graded smooth and the top several feet of soil was removed or compacted. This type of development removed the ability of the land to contain the smaller storm events and, subsequently, surface water flooding started to become a problem during these smaller storm events. Increases in the number and capacity of connected drainage systems, in the form of ditches and pipes meant to drain properties and remove water quickly, also increase stormwater problems downstream.

There are no major rivers in the plan area. However, there are a number of smaller streams located throughout Gig Harbor Peninsula and miles of marine shoreline. Crescent Lake is the only lake of significant size within the plan area. The water resources for the plan area, including lakes and streams and their significant tributaries, ~~will be discussed~~ are shown in the map below.

~~Streams on the Peninsula include Artondale Creek, Crescent Creek, Donkey (North) Creek, Garr Creek, Goodnough (Gooch) Creek, Lay (Nelyaly) Creek, Ray Nash (Mark Dickson) Creek,~~

~~McCormick Creek, Purdy Creek, Rosedale Creek, Sullivan Gulch Creek, Warren Creek, and Wollochet (Bitter) Creek.~~


Map E-4: Water Ways
Pierce County Gig Harbor Peninsula Community Plan
Community Plan Boundary
County Boundary
Urban Growth Boundaries
Municipal Area
Revision Date: 9/23/2019
Plot Date: 11/13/2020
Miles
0
0.5
1
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
Gig Harbor
Tacoma
Henderson Bay
Horsehead Bay
Wollochet Bay
Burley Lagoon
Crescent Lake
Sylvia Lake
Gay Lake
Burley Creek
Goodnough (Gulch) Creek
Crescent Creek
McCormick Creek
Donkey (North) Creek
Gig Harbor Bay
Lay (Neyaly) Creek
Rosedale Cr.
Lay Inlet
Ray Nash (Mark Dickson) Creek
Artondale Creek
Wollochet Creek
Garr Creek
Warren Creek
Sullivan Gulch
KEY PENINSULA HWY NW
144TH ST NW
96TH ST NW
94TH ST NW
56TH ST NW
40TH ST NW
36TH ST NW
32ND ST NW
ROSEDALE ST NW
HUNT ST NW
ISLAND BLVD
Map Document: H:\mxd\gig_harbor\pre_community_plan_adoption\gh_water_ways_2020_11x17.mxd

~~The largest stream, Crescent Creek, flows south from Crescent Lake where it eventually empties into Gig Harbor Bay. At just under 47 acres, Crescent Lake is the largest lake on the Gig Harbor Peninsula. The other major creek emptying into Gig Harbor Bay is Donkey (North) Creek. Artondale Creek is the second longest creek in the plan area, and has one major tributary referred to as the east branch of Artondale Creek. The central creek's headwaters start from significant wetlands and then the creek flows south, then east until it meets Wollochet Bay. The east branch of Artondale Creek originates in Maloney Lake. The other major stream entering Wollochet Bay is Wollochet (Bitter) Creek. Garr Creek is the largest tributary to Wollochet Creek and is surrounded mostly by residential development with some rural uses to the west. Further south, Sullivan Gulch Creek empties into Wollochet Bay. Originating from steep headwaters, the creek's southerly flow is fed predominantly by seeps and wetlands. Moving west to the southern edge of the Peninsula bordering Hales Passage, Warren Creek flows in a southwesterly arc from an area of wetlands due east of the intersection at Warren Drive NW and 36th Street NW. The creek empties into a lagoon/estuarine area due north of the northern tip of Fox Island. The next set of streams empties into the waters surrounding Raft Island. The first of these two streams is known as Ray Nash (Mark Dickson) Creek and empties into Henderson Bay due south of the eastern tip of Raft Island. Its headwaters begin in significant wetlands and its mouth forms an estuarine zone. To the west about a third of a mile from the mouth of Ray Nash Creek is Lake Sylvia, which also feeds the creek's most significant tributary, Lake Sylvia Creek. Northeast of Ray Nash Creek, flowing into an estuarine zone due east of Raft Island, is Rosedale Creek. Further north is Lay (Nelyaly) Creek which flows into Lay Inlet. McCormick Creek flows northwest from a large wetland located southeast of the SR 16 interchange at Burnham Drive into Henderson Bay. Goodnough (Gooch) Creek to the north also empties into Henderson Bay near Purdy. The only significant stream that flows into Burley Lagoon is Purdy Creek.~~

Flooding from creeks or streams is not a serious hazard in the plan area, largely due to the average stream size as well as the topography of the Peninsula. ~~Because~~ Sstreams on the Peninsula all tend to drain into ravines and the area draining into each stream channel is relatively small ~~(compared to other large rivers in Pierce County such as the Puyallup or Nisqually Rivers), flooding is not considered a threat~~. These small streams are short in length and drain directly into the Puget Sound, so the water is quickly removed from the Peninsula. In 2017, Pierce County adopted (Ordinance 2017-2s) the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, which better show the hazards along the Puget Sound shoreline. These maps can be found at the FEMA Map Service Center (https://msc.fema.gov/portal/advanceSearch). Most flooding risks on the Peninsula are located along the Puget Sound shoreline and are associated with wind and low pressure events, which cause wind driven waves and debris to wash ashore in areas and cause localized flooding and damage~~would be very localized in areas that are already active wetlands~~.

~~Any~~ F~~f~~looding that does occur on the Peninsula is primarily caused by large ~~rain~~storm events. During and immediately following an extremely heavy rainstorm, streams are prone to quickly fill up and flow over their banks. This creates an erosion problem called "scouring" along the stream's bank and may result in landslides into the streambed. However, after the stormwater flow recedes, so does the flooding. Increased impervious surfaces in the form of roads and

urban development, coupled with inadequate or malfunctioning stormwater systems, ~~can~~ increase the frequency and size of flooding events because more water remains on the surface rather than absorbing into the ground.

Surface water should not negatively impact properties located downstream from development. Uncontrolled surface water can damage property, negatively impact the natural environment, and disturb salmon spawning areas. To minimize impacts associated with uncontrolled surface water runoff, including soil erosion, flooding, and stream scouring, it is imperative that new development be properly designed. Impervious surface should be limited to the greatest extent practical. Low impact development standards should be utilized, particularly on sites that contain critical areas, environmentally sensitive areas, and designated open space.

~~Groundwater and Water Supply~~

Groundwater and Water Supply

Groundwater can be defined as any subsurface water such as underground springs or streams fed by one or more geologic formations called aquifers that contain sufficient saturated permeable (porous) material to convey water that can be collected with wells, tunnels, or drainage corridors, or that flows naturally to the earth's surface via seeps or springs.

Currently, there is very little data available to describe in detail the location and/or availability of groundwater within the plan area. Water rights in the area are primarily based upon seniority of landowners and on jurisdictional needs. Pollution of groundwater doesn't seem to be an issue presently for the interior of the Peninsula, but a few shoreline areas are experiencing significant saltwater intrusion problems.

Saltwater intrusion is the invasion of saline water from Puget Sound into aquifers that have been depleted of fresh water as a result of over-drafting (excessive withdrawal from wells) or the reduction of aquifer recharge due to seasonal variances or the effects of development, such as increased impervious surfaces. When aquifer levels along coastal areas decline below sea level, saltwater rushes in to fill in the gap in the water table. Once intrusion occurs, it can be virtually impossible to undo or reverse.

On the Gig Harbor Peninsula, saltwater intrusion tends to reach its peak during the summer months when pumping rates are highest during the lowest periods of aquifer recharge. As development density increases along the coastal areas of the Peninsula, the problem of saltwater intrusion is expected to rise in correlation with increased groundwater withdrawals.

Saltwater intrusion (i.e., chloride levels exceeding 100 mg/L) has been identified through sampling of private wells on Allen Point, Point Evans, Henderson Bay near Kopachuck, Fox Island, Point Fosdick, and Horsehead Bay. The most significant saltwater intrusion has occurred in wells bordering Horsehead Bay.

The Department of Ecology issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right.

Every use of groundwater must also obtain a water right unless less than 5,000 gallons of water per day will be used.

Currently within the Plan area, there are 92 small Group A water systems that have 15 or more connections or serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Forty-four separate water purveyors are responsible for operating these systems. The three largest purveyors on the Peninsula are Washington Water Service Company (WWSC) at 21 square miles, City of Gig Harbor Water Department at six square miles, and ~~Rainier View Water~~ Washington Water Service Company at four square miles. Peninsula Light has recently been approved by the Washington State Department of Health to offer Satellite System Management Agency (SSMA) services within its current electrical customer service area with an area of coverage measuring 590 acres, including approximately 263 acres on Fox Island. As an SSMA, Peninsula Light may own and/or operate noncontiguous water systems. Fox Island Mutual Water Association (FIMWA) is the primary water purveyor on Fox Island, serving approximately five square miles.

WWSC, Gig Harbor's Water Department, and FIMWA all have water system~~s~~ plans approved by the Washington State Department of Health. As required by state law, water service areas are "exclusive service areas," which means the designated system has the first right of refusal to serve within its service area. The plan area also includes a multitude of individual wells and Group B systems, which are systems serving 2-14 connections. There is not a complete inventory of individual wells or Group B systems available at this time. The City of Gig Harbor does not provide water service within all of its city limits or Urban Growth Area.

The Gig Harbor Peninsula faces potential water supply problems in the future. Groundwater supplies contained within the Gig Harbor Peninsula aquifer should be protected and conserved. Water conservation measures should be implemented when possible. The Gig Harbor Peninsula is susceptible to saltwater intrusion and several locations have shown evidence of some saltwater contamination. Water availability, water needs, and water conservation measures should be evaluated in each land use decision process. Land use and development decisions should be made with an emphasis on sustaining a long-term supply of high quality groundwater upon which the residents of the Gig Harbor Peninsula depend.

~~WATER QUALITY~~

WATER QUALITY

Water quality health is typically measured in one of two ways, either by the uses it can support or by the chemical and pollutant levels in the water. The streams in the Gig Harbor Peninsula Community Plan area are relatively small compared to others in the state. This means that many of the streams have no official test results, leaving the question open as to whether the streams meet the state standards.

The Washington Administrative Code (WAC) 173-201A classifies streams by the uses they should be capable of supporting. Classification does not mean the water body meets the standards necessary for the uses, only the standards it should be meeting. All of the streams,

lakes, and marine bodies within the ~~C~~community ~~P~~plan area are classified as Class AA (Extraordinary) or Lake Class. Lake Class is as stringent as Class AA in that it requires no deviation from natural conditions. Class AA classification results in stringent standards for all water bodies since they are expected to support all identified uses. Peninsula area streams are not specifically listed, but since they feed AA marine bodies, they are classified similarly. This classification means the water must meet certain standards for fecal coliform organisms; dissolved oxygen; temperature; turbidity; pH range; toxic chemical or radioactive material concentrations; and aesthetic values.

There are only a few water bodies within the Gig Harbor Peninsula Community Plan area that have been classified as having significant pollution problems, Burley Lagoon, Minter Bay, and Purdy Creek being the most serious. This pollution is primarily related to elevated levels of fecal coliform bacteria. Sources of fecal coliform pollution include animal manure and failed septic systems.

A few shoreline areas on the Gig Harbor Peninsula are experiencing significant saltwater intrusion problems. The presence of saltwater in the water supply can be determined by testing groundwater sources for the presence of chloride. Seawater contains approximately 19,000 milligrams per liter [mg/L] of chloride. Fresh water contains less than 10 mg/L. Untainted Gig Harbor aquifers measure between 2.5 to 4.0 mg/L. Although chloride levels can rise between 10 and 100 mg/L due to natural causes [sea spray and some historic geologic pockets] and/or human activities [such as septic drainfields and landfills], the Department of Ecology has determined that the presence of chloride levels over 100 mg/L indicates probable seawater intrusion. The Environmental Protection Agency [EPA] recommends that the chloride concentration of drinking water supplies be less than 250 mg/L. Shoreline area aquifers on the Gig Harbor Peninsula have tested as high as 645 mg/L. A sampling of private wells located on Allen Point, Point Evans, Kopachuck, Fox Island, and Horsehead Bay indicated levels over 100 mg/L. The most significant seawater intrusion is occurring in wells bordering Horsehead Bay. Point Fosdick wells are also experiencing elevated chloride levels measuring between 20 and 100 mg/L, which suggests possible seawater intrusion.

Pollutants, including point sources and non-point sources, which include ~~and~~ sediment, are often carried to surface water bodies by stormwater runoff. Aquifers can be damaged by non-point sources of pollution or by simply not capping abandoned wells. Modifying the way certain types of land use activities are conducted can improve water quality standards. Agricultural practices should be modified to eliminate fecal coliform bacteria contamination into riparian areas. Forest practice activities that result in erosion and increased water temperatures should be avoided by providing adequate buffers. On-site sewage system ~~requirements and~~ practices that could ~~potentially~~ allow contamination of surface water and groundwater should be eliminated. Water quality can be protected for current and future generations through the control and elimination of non-point sources of pollution~~,~~ implementation of Best Management Practices (BMPs), continuous public education, voluntary stewardship, and resource conservation. ~~These changes~~ Programs to implement these actions should be continued or implemented when needed to increase the quality of water within the plan area.

~~WETLANDS~~

WETLANDS

Wetlands are legally protected under the Federal Clean Water Act, the State Growth Management Act, and Pierce County Codes. Wetlands are those areas identified by the presence of water during the growing season, hydric soils, and the presence of a plant community which is able to tolerate prolonged soil saturation. These areas provide many important environmental functions including reducing the impact or frequency of flooding, providing habitat, recharging aquifers, providing clean water for fish and other aquatic species, and preventing shoreline erosion. Wetlands also provide visual buffers in the built landscape.

It is estimated that 50% to 67% of the total wetland acreage in Washington State has been lost since European settlement, and that 90% to 98% of urban area wetlands have been lost in the Puget Sound region. There are currently no estimates for how much wetland area has disappeared within the Gig Harbor Peninsula. There is evidence that property along the shoreline in Purdy and areas in the Rosedale Valley and Ray Nash Valley, which historically supported wetlands, have been filled or altered to the extent that in some cases the wetland hydrology has been eliminated.

Wetlands are often found in the riparian zones along streams, at the edge of lakes, and adjacent to marine waters. These riparian zones often serve as passageways for wildlife migrating between or around developed areas. Wetland and riparian vegetation also helps to maintain optimum fish spawning conditions by providing shade, bank stabilization, a breeding ground for insects, and a source of organic material for the stream.

Submerged wetland plant communities can be found offshore where marine life utilizes them for food sources and/or protection from predators. Marine plants that can indicate the presence of wetlands include species such as eelgrass, kelp, pickleweed, and sea lettuce.

Protecting wetlands within the community is a major concern. Wetland systems should be preserved, enhanced, and restored within the plan area. Efforts to educate the public regarding the function, value, and importance of protecting wetlands should be pursued. An inventory of wetlands within the plan area should be completed. Wetlands that provide protection for federal or state listed endangered or threatened plant, fish, or animal species should receive the greatest protection. In addition, any future development activities should be conducted in such a manner as to maintain the quality and function of the existing wetland complexes. Where feasible, wetland restoration activities should be undertaken to increase the healthy functioning of wetland systems which may have degraded as a result of development actions. A comprehensive review of wetland penalty and enforcement provisions should occur to determine if these provisions are adequate to serve as a deterrent to illegal wetland activities. Property owners who do have property that contains wetlands should continue to receive assurance that a reasonable use of the property will be allowed in the future. Transfer of development rights, purchase of development rights, tax reductions, and other types of

incentive programs should all be explored as methods of compensation for properties that contain wetlands.

~~Fish and Wildlife~~

Fish and Wildlife

There are diverse populations of saltwater, freshwater, and anadromous fish within the Gig Harbor Peninsula plan area. This is attributable to its extensive shoreline and surface water.

Saltwater (marine) species that are found in the waters offshore of the Peninsula include cabezon, dogfish, flatfish, greenlings, lingcod, Pacific cod, pollack, rockfish, skate, surf perch, and whiting. Also found in the waters surrounding the plan area are ~~baitfish~~forage fish, such as herring, sand lance, and surf smelt. ~~Baitfish~~ Forage fish are an important food source for predatory fish, birds, and mammals. Sand lance spawning areas are located on the east and south sides of the Gig Harbor Peninsula in Wollochet Bay and Hale Passage. Surf smelt spawning areas are located in Gig Harbor just outside and north of the entrance to the harbor, in Wollochet Bay, and on the east side of Henderson Bay.

Land-locked freshwater native species, specifically cutthroat and rainbow trout, are found in streams throughout the plan area. Several non-native species of bass, bluegill, and perch can be found in lakes within the Gig Harbor Peninsula.

The primary anadromous species found in streams within the Gig Harbor Peninsula plan area are the Coho (silver) and chum (dog) salmon. Specifically, Crescent Creek supports Chinook, Coho, and chum salmon runs. Donkey Creek supports runs of Coho and chum salmon as well as cutthroat trout. Artondale Creek and its east branch support runs of Coho salmon and cutthroat trout and Artondale Creek supports a run of chum salmon. Wollochet Creek is home to Coho and chum salmon runs. Garr Creek supports a run of Coho salmon and an unconfirmed run of chum salmon. Sullivan Gulch Creek supports a run of cutthroat trout. Warren Creek supports Coho salmon and cutthroat trout. Ray Nash Creek supports runs of Coho and chum salmon. Lake Sylvia Creek supports a run of chum salmon, but driveway culverts and a dam at the outlet to Lake Sylvia are barriers to fish passage. Rosedale Creek supports Coho and chum salmon runs. Chinook salmon have been introduced in Rosedale Creek, but the success rate for adult return is not known. Volunteers have been planting Coho and chum salmon in Lay Creek for several years with a reported high rate of hatching and successful adult return. McCormick Creek supports a minor run of Coho, chum, and steelhead salmon as well as cutthroat trout. Periodic Chinook strays have also been sighted in McCormick Creek. Purdy Creek supports Coho and chum salmon runs as well as steelhead and cutthroat trout, but Highway 16 and a blockage near the estuary at low tide impede fish passage.

Shellfish are an important commercial and public recreational resource for the Gig Harbor Peninsula for residents and visitors. The following species of shellfish can be found in the marine waters adjacent to the plan area: abalone, clams (hard-shell, razor, and soft-shell), crabs (Dungeness and red rock), geoducks, mussels, octopi, oysters, scallops, sea urchins, sea cucumber, and shrimp. Known locations of hard-shell clams include Burley Lagoon, Fox Island's

Gibson Point, and Raft Island. Public shellfish beaches include: Cutts Island State Park, Kopachuck State Park, Purdy sand spit, Sunrise Beach County Park, Tacoma Narrows, and Fox Island near the bridge.

Local shellfisheries process geoducks and oysters for the most part and, in recent years, commercial oyster operations have suffered from elevated coliform (bacteria indicating fecal contamination) counts in marine waters. Public beaches have been closed on occasion for contamination concerns related to coliform and Red Tide or to prevent overharvesting, which can also be detrimental to local shellfish populations.

There are a variety of different wildlife habitats contained within the Gig Harbor Peninsula that range from forests to prairie-type grasslands to wetland, riparian, and coastal areas. This broad range of habitats is host to a wide variety of wildlife species native to the Pacific Northwest.

The forested and shrub areas support numerous large and small mammals, birds, reptiles, and amphibians. The most common smaller mammals found in these areas include chipmunks, foxes, hares, mice, opossums, porcupines, raccoons, shrews, skunks, and squirrels. A small number of larger animals, including the Colombian black-tailed deer and coyote, occur where large contiguous forests remain. Common bird species found in forested and shrub areas are chickadees, crows, finches, goldfinches, hawks, jays, mountain quail, owls, pheasants, robins, thrushes, warblers, and woodpeckers. There have also been a number of recent sightings of black bears by residents of the Gig Harbor Peninsula plan area. Amphibians and reptiles commonly found in the plan area's forest and riparian environments are frogs, garter snakes, salamanders, and toads.

Grassland environments are home to small mammals, specifically minks, moles, muskrats, rabbits, shrews, and voles (mice-like rodents), and a variety of bird species, such as blackbirds, quails, snipes, sparrows, starlings, and swallows.

Wetland, riparian, coastal, and open water areas are populated primarily by a few mammals, such as bats, beavers, river otters, and sea lions, as well as a wide variety of bird species such as bald eagles, ducks, Canadian geese, goldeneyes, grebes, herons, kingfishers, mergansers, ospreys, and teals. The Winchester Swamp on the Gig Harbor Peninsula is home to a great blue heron colony and Allen Point and Cutts Island are home to pigeon guillemot colonies. Just off the southern tip and the western midpoint of Fox Island are haulout areas for California sea lions and northern sea lions.

Urban development, logging, and agricultural practices on the Gig Harbor Peninsula have substantially reduced wildlife habitat through the years. However, valuable habitat qualities still remain in the undeveloped, large native vegetation tracts and around the remaining wetlands and riparian (streamside) forests throughout the plan area.

Congress passed the Endangered Species Act [ESA] in 1973 to protect species of plants and animals that are of "aesthetic, ecological, educational, historical, recreational, and scientific value." The ESA is also intended to protect the listed species' "critical habitat," which is the geographic area occupied by and/or essential to the protected species.

Areas identified by the Washington Department of Fish and Wildlife as containing protected species of wildlife and plants are labeled as Priority Habitat Areas. Washington State status of fish and wildlife species is determined by the Washington Department of Fish and Wildlife. Factors considered include abundance, occurrence patterns, vulnerability, threats, existing protection, and taxonomic distinctness. The status categories are as follows:

Endangered (E): In danger of becoming extinct or extirpated from Washington.

Threatened (T): Likely to become endangered in Washington.

Sensitive (S): Vulnerable or declining and could become Endangered or Threatened in the state.

Candidate (C): Under review for listing.

Monitored (M): Taxa of potential concern.

Species of concern are primarily found within designated Priority Habitat Areas on the Gig Harbor Peninsula and Fox Island and include the ~~bald eagle (T),~~ great blue heron (M), harbor seal (M), and osprey (M). Mountain quail, which have been spotted in several areas on the Peninsula and Fox Island, are classified "rare or uncommon" with only 21 to 100 occurrences within the state, as are several native salmonid species including Chinook, chum, and Coho.

The existing fish and wildlife species contained within the plan area and the natural habitats that support these species should be protected and preserved. Pierce County should provide educational information on the existing fish and wildlife species located within the plan area and on Best Management Practices (BMPs) for retaining these species. Fish passage barriers in the streams within the plan area should be removed and streams that provide quality fish habitat should be preserved. Current riparian area buffer standards should be reviewed against the best available science and increased where existing standards do not adequately protect the functions and value of the aquatic ecosystem. Wildlife corridors that facilitate wildlife movement within the plan area should be protected. Areas containing trees that provide snags, nesting, and roosting sites for state or federally listed threatened or endangered bird populations should be protected. A prioritization list of habitat improvement projects for the plan area should be developed. The Critical Area regulations should be amended to establish riparian area buffers based on the best available science. Habitat Management Plans (HMPs) should be required for development projects in all sensitive resource designations (open space corridors) and development projects within the shoreline jurisdiction. Implementation of low impact development techniques should be explored as a method to stop the degradation of fish and wildlife habitat areas. Acquisition of the remaining high quality priority habitats within the plan area is a priority.

~~Open Space~~

Open Space

The term open space can mean a variety of things to different people. Some people think of open space as wild, undisturbed areas (i.e., natural open space) that serve as habitat for fish

and wildlife. Others think of artificially landscaped areas which offer a sense of visual relief from the built environment and a place to conduct passive recreation activities (i.e., greenbelts, golf courses, and parks), as open space. When considered together, all of these areas provide people a place to connect with nature.

Since 1972, the County has offered a Current Use Assessment (CUA) program. This program provides property owners with a tax reduction incentive to maintain properties in productive agricultural land, timberland, or open space land condition. At the present time, there are approximately ~~300~~67 properties (comprising 735 acres) enrolled under the open space category of the CUA program. In the summer of 1999, the administrative procedures for the CUA program were revised and a public benefit rating system (PBRS) was adopted as a means of ranking applications for the CUA open space category.

The County Council approved the Conservation Futures Program in 1991. Establishment of this program authorized the County to collect a real-estate property tax (~~6¼~~4.44 cents per $1,000.00 of assessed valuation) for the acquisition of open space properties or conservation easements. This equates to about $4.49 million in annual revenue (2018 tax year). ~~To date, the County has collected 8.4 million dollars and purchased and/or preserved 32 properties/conservation easements including open space sites like the Narrows Park and Purdy B sites~~. Between 1991 and 2019, over $78 million have been spent on the program by the County and partnering municipalities, park districts, and non-profits. In the Gig Harbor Peninsula Plan area, over $7.7 million have been expended to preserve a total of 167.8 acres of open space.

~~In 1995, the County's newly adopted Comprehensive Plan was appealed to the Central Puget Sound Growth Management Hearing Board (GMHB). One of the issues appealed was the lack of open space/greenbelt policies and map. In response to the GMHB's decision, the County Council adopted a set of open space policies and an open space/greenbelt map in 1996. These policies included direction to form an Open Space Implementation Committee (OSIC) as a forum to comprehensively address open space issues at the Countywide scale. The County Council moved forward in implementation of these policies in 1997 and created the OSIC whose main tasks were to explore and address open space issues identified in the Comprehensive Plan.~~

~~The County Council adopted open space priorities in 1998. These priorities were established for any County program that provides for the preservation of open space. Open space resources were categorized as high, medium, or low priority for preservation or acquisition. In 1999 the County Council adopted a Comprehensive Plan text amendment which established a revised open space/greenbelt map based upon the high priority open space categories (critical salmon habitat, fish and wildlife habitat, wetlands, tidal marshes, estuaries, rivers and streams, marine waters, and wooded areas). These areas will receive the highest priority for any Pierce County programs that acquire or otherwise preserve lands for open space.~~

~~All jurisdictions within Pierce County participate in the development of the County-Wide Planning Policies (CWPPs.). Each jurisdiction's comprehensive plan needs to be consistent with the policies established in the CWPPs. The Pierce County CWPPs require all jurisdictions to plan for the provision of open space; consider as open space parks, environmentally sensitive lands~~

~~and greenbelts, natural buffers, scenic and natural amenities unique geological features; designate appropriate open space; and encourage new housing to locate in a compatible fashion with open space designations or outside designated open space.~~

The Pierce County Comprehensive Plan contains several policies that address open space. These policies establish some general criteria for areas that should be considered for open space. These criteria include areas where natural processes (e.g., wetlands and tidal actions) occur or sites that contain unusual landscape features (e.g., cliffs and bluffs), wooded areas, environmentally unique areas, and parcels which provide connectivity in the open space network. The open space/greenbelt areas within the County are depicted in the map ~~referenced in policy 19A.30.170 l~~ located in the Pierce County Comprehensive Plan Land Use Element – Open Space Network section. ~~Section 19A.30.130, Objective 57A,~~ Comprehensive Plan Goal LU-115 states County programs which provide for preservation of open space shall have established priorities and these priorities will be used to rate open space proposals for Conservation Futures funding, Open Space Current Use Assessment taxation, Development Regulations bonus densities, and other County programs which acquire or preserve open space areas. ~~Section 19A.30.130, Objective 59B,~~ Goal LU-117 sets forth policies on the management and stewardship of County-owned open space lands. ~~Finally, 19D.170 identifies the County's open space priorities grouped under high, medium, and low priorities.~~

In 2007, the Crescent Valley Alliance (https://www.crescentvalleyalliance.org/) published the *Crescent Valley Biodiversity Management Area Stewardship Plan* (Stewardship Plan) to accomplish the preservation of biodiversity in the area surrounding Crescent Lake and Crescent Creek through public outreach, education, and incentive programs. The Stewardship Plan advocates responsible land use and improving ecological functions, as envisioned in the Comprehensive Plan and Gig Harbor Peninsula Community Plan.

~~The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs.~~

~~Title 18A, Development Regulations-Zoning, Section 18A.35.025~~ Pierce County's Development Regulations contain~~s~~ standards for ~~minimum residential amenities which include provisions for~~ provision of on-site open space areas~~. These standards require the dedication of open space land per dwelling unit for subdivisions and mobile home parks. Section 18A.35.050~~ and address~~es~~ other open space issues such as density incentives, open space location and designation criteria, permitted uses, classification mechanisms, and public access. ~~Permitted uses within this designated open space include pervious and impervious surface trails, passive recreation and associated accessory structures, agricultural practices and associated structures, aquaculture, utility easements, and drainfields.~~

Different open space programs and development regulations lend themselves to protection and restoration of various designated open space areas. For example, when designated open space areas fall within the jurisdiction of the State's Shoreline Management Act, the County's Shoreline Management Use Regulations are in effect. Likewise, when an open space area is located within a designated critical area, which is often the case since the mapping was primarily based upon critical area information, the County's Critical Area Regulations would apply. Outright purchase and other acquisition efforts, such as obtaining conservation

easements, can be applied through the County's Conservation Futures Program or local land trust efforts. Property owners may choose to leave portions of their properties in an undeveloped condition in return for a reduction in their property taxes under the Current Use Assessment (CUA) program. Pierce ~~County~~ Conservation District Stream Team efforts and those of other local environmental organizations work to enhance and restore degraded riparian areas. Finally, the County's zoning regulations require a dedication of open space for certain types of development.

~~The Gig Harbor Peninsula Community Plan area contains several designated open space sites. The County Parks Department, utilizing Conservation Futures Program monies, purchased or is in the process of purchasing open space sites including Purdy B, Narrows Park, and the Homestead site.~~

~~Currently, t~~The Countywide Level of Service (LOS) for Open Space (or Resource Conservancy Land) is 2.2 acres per 1,000 in population. ~~The current LOS for Resource Conservancy land on the Gig Harbor Peninsula is 1.1 acres per 1,000 population. The estimated 2000 plan area population is 30,500. In the year 2017 the estimated plan area population will be approximately 52,000. If the 2017 population is used as a bench mark, 57.2 additional acres of Resource Conservancy land will be needed as compared to the Countywide LOS. (Note: these population projections are subject to change based upon annexation, new census data, etc.).~~

Protection and preservation of the ecological features of the riparian corridors and near-shore environment that help to provide a high quality of life for the citizens that live throughout the Gig Harbor Peninsula is a community priority. The County-wide open space/greenbelt map should be amended to reflect the existing and desired system of open space within the community for future generations. Open space areas that provide quality fish and wildlife habitat should be preserved and restored. Public and private acquisition, preservation, and restoration efforts within the designated open space areas should be pursued through cooperative agreements and public education and outreach efforts. Open space acquisition efforts should focus on land targeted by the community. These sites are described as high priority open space acquisition areas. Development within designated open space areas should be limited through established density and intensity levels, appropriate uses, and low impact development techniques. Open space dedications should continue to be a development incentive option that can be used to increase the density or intensity of a project site. Native buffer areas, vegetative screens, and greenbelts should be incorporated into the overall system of open space in order to soften impacts of development, provide opportunities for trails, create opportunities for pocket parks, and promote design that is consistent with community established standards as well as providing fish and wildlife habitat. See Map A-~~4~~5: Open Space Corridors.

~~Implementing Actions~~

~~The following is a list of actions that needs to be completed in order to implement the policies contained within the Natural Environment and Open Space Element. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short term actions should occur immediately or within one year of plan adoption. Mid-~~

~~term actions should be completed within 1-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item are listed in parenthesis following the action. Actions are assigned to the Gig Harbor Peninsula Community Planning Board (GHPCPB), the Peninsula Advisory Commission (PAC), or Pierce County Planning and Land Services (PALS). Those actions assigned to the GHPCPB are completed as part of the adoption and implementation of this plan.~~

SECTION MOVED ~~SHORT TERM ACTIONS~~

1. ~~Amend the County's Site Development and Stormwater Management Regulations. (PALS, PWU)~~
   - ~~Develop and adopt Low Impact Development (LID) standards and guidelines.~~
   - ~~Provide for better enforcement and maintenance of storm drainage systems.~~
2. ~~Amend the County's Shoreline Master Program. (PALS, PWU, PAC, CORPS, DOE)~~
   - ~~Develop a detailed inventory of shoreline conditions within the plan area, including the number, type, and location of shoreline armoring projects, stairs, docks, and piers.~~
   - ~~Integrate the shoreline inventory into the County Geographic Information System.~~
3. ~~Amend the County Critical Area Regulations. (PALS, PAC, TPCHD, WDOE, WDFW)~~
   - ~~Develop and adopt Low Impact Development (LID) standards and guidelines.~~
   - ~~Develop standards to reduce transport of commonly used household hazardous chemicals, fertilizers, pesticides, and pet wastes into adjacent lakes, streams, and wetlands.~~
   - ~~Protect areas containing trees that provide snags, nesting, and roosting sites for state or federally listed threatened or endangered bird populations.~~
   - ~~Provide greater protection for those wetlands that are inhabited or utilized by federal or state listed endangered or threatened plant, fish, or animal species.~~
   - ~~Increase the percentage of native vegetation within designated fish and wildlife habitat areas identified in the plan area.~~
   - ~~Require that new vegetation plantings are native, non-invasive species within designated fish and wildlife habitat areas.~~
   - ~~Implement low impact development techniques within Biodiversity Management Areas (BMAs) and wildlife corridors.~~
4. ~~Amend the County Development Regulations-Zoning. (PALS, PAC, PWU)~~
   - ~~Require a conceptual stormwater drainage plan prior to the Peninsula Advisory Commission (PAC) review of major developments or projects on sensitive sites.~~
   - ~~Review existing allowable limits of impervious surface against the best available science to determine if these standards are adequate.~~
   - ~~Examine existing parking lot standards for ways to reduce the total amount of effective impervious surface.~~

5. Pursue programs that protect and conserve groundwater supplies contained within the Gig Harbor Peninsula aquifer. (PALS, TPCHD, DOE)

    - Implement water conservation measures throughout the plan area.

6. Work with the TPCHD and the Department of Emergency Management to enhance hazardous spill response coordination within the plan area. (PALS, TPCHD, DEM)

    - Work with Pierce County's Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas.
    - Initiate a program to install signage around the perimeter of wellhead protection areas and the most sensitive aquifer recharge areas.
    - Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one-year time of travel zone and/or storm drainage systems.

7. Implement a variety of strategies within the plan area that encourage public and private organizations to acquire, retain and preserve open space. (PALS, Parks, Peninsula Land Trust, PCCD, WSU)

    - Pursue open space acquisition opportunities through the Pierce County Conservation Futures Program.
    - Support the ongoing efforts of Land Trusts and similar non-profit organizations that work to preserve open space.
    - Develop and adopt a Purchase of Development Rights (PDR) and the Transfer of Development Rights (TDR) program.
    - Conduct workshops on the County's Current Use Assessment (CUA) Public Benefit Rating System (PBRS).
    - Coordinate with the Pierce County Conservation District, the Washington State University-Pierce County Cooperative Extension Office and other government agencies in their efforts to educate property owners within the open space network on best management practices, native vegetation planting, and habitat restoration.
    - Support the volunteer efforts of private organizations that are involved in habitat restoration activities on the Peninsula.
    - Streamline the regulatory permitting process for habitat restoration projects.
    - Encourage restoration activities that enhance the function and value of the fish and wildlife habitat ecosystems contained within the open space network.

8. Maintain the level of service standard for open space on the Gig Harbor Peninsula as identified in the Pierce County Comprehensive Plan. (County Council, Parks)
9. Review all penalties and enforcement language in the Pierce County land use codes to determine if the provisions are adequate to deter illegal activities. (PALS, PWU, TPCHD)

SECTION MOVED MID-TERM ACTIONS

1. Amend the County's Site Development and Stormwater Management Regulations. (PALS, PWU)

- ~~Develop a monitoring program to evaluate projects that utilize LID standards to determine the effectiveness of the established goals.~~

2. ~~Amend the County's Shoreline Master Program. (PALS, PWU, PAC, WDOE)~~

   - ~~Develop and adopt Low Impact Development (LID) techniques along all Peninsula area shorelines.~~
   - ~~Require a tree canopy and native vegetation buffer plan for new development in all shoreline environments.~~
   - ~~Update siting criteria and construction standards for bulkheads, piers, and docks.~~
   - ~~Classify shoreline environmental designations that accurately represent current conditions of the shorelines, the scientific understanding of shoreline processes, and the community's attitudes toward shoreline management.~~
   - ~~Require Habitat Management Plans (HMPs) for development within the Shoreline jurisdiction.~~
   - ~~Conduct stream flow testing and review other current information to determine if Peninsula area creeks meet the minimum flow criteria for shorelines of the state.~~

3. ~~Amend the County Critical Area Regulations. (PALS, PAC, TPCHD, WDOE, WDFW, CORPS)~~

   - ~~Develop an incentive program that provides flexibility for protecting wetlands that are contained in fish and wildlife habitat management zones.~~
   - ~~Establish fish and wildlife habitat buffers that are sized according to the best available science.~~
   - ~~Include BMAs and wildlife corridors as habitats of local importance in the Fish and Wildlife Chapter of the Critical Areas Regulations.~~
   - ~~Conduct detailed inventory of wetland complexes located within the plan area.~~
   - ~~Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers.~~
   - ~~Develop a wetland banking program.~~
   - ~~Implement adaptive management techniques for protecting critical areas as new information becomes available.~~
   - ~~Develop marine bluff standards to address development along the saltwater shorelines.~~

4. ~~Amend the County Development Regulations-Zoning. (PALS, PAC, PWU)~~

   - ~~Require a conceptual stormwater drainage plan prior to the Peninsula Advisory Commission (PAC) review of major developments or projects on sensitive sites.~~
   - ~~Review existing allowable limits of impervious surface against the best available science to determine if these standards should be reduced.~~
   - ~~Examine existing parking lot standards for ways to reduce the total amount of effective impervious surface.~~

5. ~~Amend the Pierce County Environmental Regulations and PALS administrative Procedures. (PALS, PWU)~~

- ~~Develop a process for the preparation of Environmental Impact Statements (EISs) by an independent third party.~~
- ~~Require additional pollution control measures at boat launches and other public shoreline access locations that lack appropriate facilities.~~

6. ~~Provide additional County resources to monitor the health of the near-shore environment and to enforce violations. (PALS, TPCHD)~~

   - ~~Fund at least one additional staff person committed to shoreline management regulation and enforcement in the plan area.~~
   - ~~Consider adding provisions for property liens on parcels that are in violation of the SMP.~~
   - ~~Consider monitoring shoreline areas for environmental degradation and SMP violations.~~
   - ~~Promote education, awareness, and outreach programs that emphasize best management practices (BMPs) and environmental stewardship for waterfront property owners.~~
   - ~~Provide additional education to property owners along streams, lakes, and marine waters on the existing fish and wildlife species and habitat needs.~~

7. ~~Implement strategies to improve water quality within the Gig Harbor Peninsula Community Plan area. (PALS, PWU, TPCHD, WDFW, PCCD)~~

   - ~~Review existing regulations and County programs to identify potential impacts on water quality and implement improvements to help eliminate non-point source discharges that detrimentally affect water quality.~~
   - ~~Require BMPs for agricultural activities.~~
   - ~~Restrict livestock access to riparian and wetland areas.~~
   - ~~Condition Forest Practice and road construction approvals to eliminate erosion and transport of sedimentation into lakes, streams, and wetlands.~~
   - ~~Develop partnership opportunities with Washington State University Pierce County Cooperative Extension Office and Pierce County Conservation District to conduct public education and outreach efforts within the plan area that are geared toward reducing the impacts to water quality associated with household activities or property management.~~
   - ~~Implement adaptive management techniques for protecting water resources as new information becomes available.~~

8. ~~Monitor streams, lakes, and marine shorelines within the plan area for compliance with quality standards and impacts related to development. (PALS, TPCHD, DOE, DFW, CORPS)~~

   - ~~Establish volunteer groups and contact community organizations that are interested in water quality programs such as the Pierce County Stream Team.~~
   - ~~Monitor wetlands for impacts related to development.~~

9. Inventory existing environmental conditions and features within the plan area. (PALS, PWU, WDFW, PCCD)

   - Evaluate streams within the plan area for evidence of scouring, erosion, increases in peak stormwater flows and velocities, or a reduction in biological activity.
   - Participate with the WDFW in a habitat survey of the plan area that includes an inventory of habitat types and their conditions.

10. Encourage shoreline restoration activities that increase the function and value of the shoreline environment. (PALS, WDOE, WDFW, PCCD)

    - Develop a prioritization list of habitat improvement projects for the plan area.
    - Cooperate with the WDFW and waterfront property owners in the development of any showcase habitat restoration projects.
    - Promote backyard wildlife sanctuary programs.
    - Establish shellfish protection districts in areas that are affected by a shellfish downgrade.
    - Utilize the results of the Pierce County Conservation District's (PCCD) survey of fish passage barriers that has been prepared for the community plan area and prioritize correction of any blockages in the next Capital Improvement Program (CIP) update.

11. Pursue the restoration, acquisition, and preservation of open space areas in the community. (PALS, City of Gig Harbor, PCCD, Peninsula Land Trust, Parks, CORPS, WDOE, WDFW)

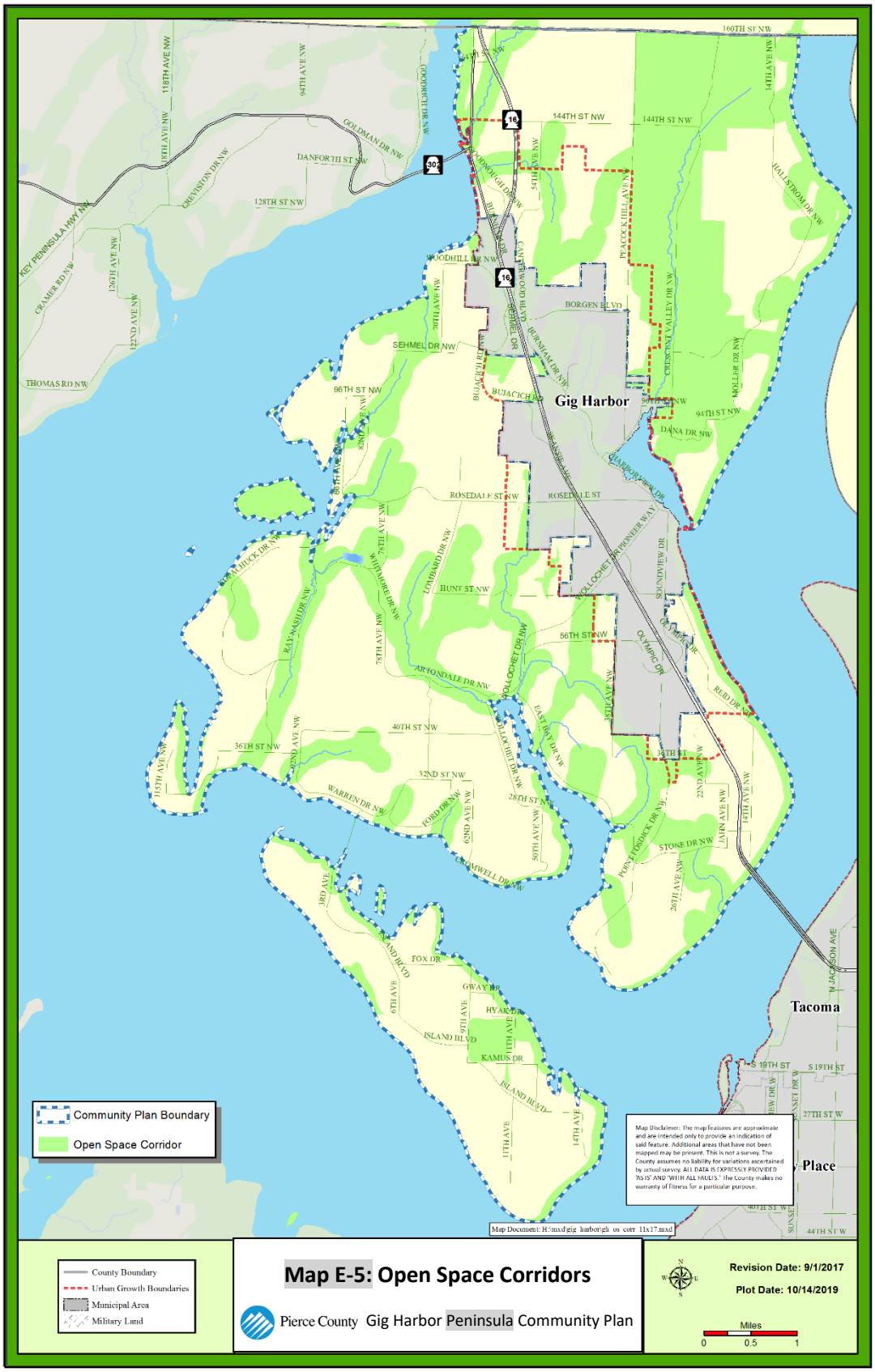
    - Coordinate with the City of Gig Harbor, other agencies, and non-profit organizations that have an interest in preserving or enhancing open space within the plan area.
    - Utilize countywide impact fees to purchase open space land.
    - Conduct public workshops on the County's Current Use Assessment Program, Public Benefit Rating System (tax reduction) to encourage property owners to place wetlands into open space designations.
    - Pursue grants and other funding sources that could be used to restore important wetland systems that were degraded prior to adoption of the Wetland Management Regulations.
    - Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.

12. Initiate a public vote on a measure that would levy a real estate excise tax on real estate transactions for the purpose of acquiring and maintaining conservation areas.

SECTION MOVED LONG TERM ACTIONS

1. Establish a long-term forum for addressing water quality issues within the plan area using the current Key Peninsula-Gig Harbor-Islands (KGI) Watershed Committee or a similar organization. (PALS, KGI, TPCHD)
2. Develop a long-term public education, outreach, and incentive program for preserving and protecting Critical Areas. (PALS, Parks, KGI, PWU, WDOE, WDFW)

- ~~Work with local environmental groups such as the Peninsula Neighborhood Association, Tahoma Audubon Society, etc. to develop a workshop on identifying and protecting critical within the plan area.~~
- ~~Work with the Pierce County Conservation District and Washington State University-Pierce County Cooperative Extension Office to provide additional public education and outreach for preserving critical within the plan area.~~
- ~~Promote and encourage direct acquisition or conservation easements at important critical areas within the plan area.~~


Gig Harbor
Tacoma
Community Plan Boundary
Open Space Corridor
County Boundary
Urban Growth Boundaries
Municipal Area
Military Land
Map E-5: Open Space Corridors
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 9/1/2017
Plot Date: 10/14/2019
Miles
0
0.5
1
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
Map Document: H:\mxd\gig_harbor\gh_os_corr_11x17.mxd

Chapter 5: Economic Element

INTRODUCTION

The Economic Element of the Gig Harbor Peninsula Community Plan recognizes that the natural resources and amenities of the Peninsula are in fact those features which make it a desirable place for people to live, work, and play. Protection of these resources is paramount if the quality of life is to be maintained for both existing and future residents. Throughout the community plan, development is required to respect these resources and amenities, since poor development or over development could very easily destroy the values that enrich the community. While certain types of economic development are encouraged, the citizens and business interests do not want development to come at the expense of the natural environment.

The Gig Harbor Peninsula historically developed on commercial fishing, sport fishing, agriculture, and forestry. Today the Peninsula ~~continues to have a relatively high concentration of employment in these sectors compared to the rest of Pierce County, but~~ has diversified away from these sectors since completion of the second span of the Tacoma Narrows Bridge. ~~the economy has diversified away from resource-based industries to professional~~ Professional services, health care, education, manufacturing and warehousing, construction, and retail trade now make up the vast majority of Gig Harbor's economy. ~~Today the majority of citizens commute across the Narrows Bridge for employment.~~

~~The people of the Gig Harbor Peninsula recognize the geographic constraints of where they live and accept the reality that the Peninsula is not an ideal location for manufacturing opportunities. The difficulties stem from the need to cross Puget Sound via the Narrows and the lack of a deep water port in the Gig Harbor area. Industries involving significant importing and exporting of goods via truck or ship would not operate cost effectively.~~

In addition to the area's economic diversification, employment in the Gig Harbor area has increased threefold between 2000 and 2020, from 6,857 jobs to 22,162 jobs. In the next twenty years, the citizens would like to ~~see less~~ continue to reduce reliance on the Tacoma Narrows Bridge by ~~providing~~ providing more civic and commercial services on the Peninsula. ~~Currently,~~ Many additional services have become available in the Gig Harbor Peninsula between 2000 and 2020, but ~~the majority of~~ some services ~~are available~~ remain east of the Narrows Bridge. Some services are also available north of Gig Harbor in Kitsap County. ~~As the population increases and the difficulty of crossing the bridge increases, the~~ The community plan looks for more services to be provided within the City of Gig Harbor and its Urban Growth Area. The policies within the Economic Element recognize the types of businesses that are desired on the Peninsula. These ~~additional~~ businesses and services are to be located within the city limits or within the Urban Growth Area.

Local ownership and the opportunity for new startup companies and home businesses are also important to the Peninsula. Local citizens and families ~~presently~~ own many of the successful

businesses on the Peninsula. Plan policies call for the continuation of this trend through recognition and allowance of home occupations, cottage industries, and small entrepreneurs.

The Tacoma Narrows Airport is expected to continue to support aviation related industries. The airport is located in the rural area and therefore would not be served by urban facilities and infrastructure. The airport is not expected to substantially increase employment opportunities and is not intended to be an employment base.

~~Description of Current Conditions~~

Residents of the Gig Harbor Peninsula are comfortable with many of the economic changes that have occurred within their community over the past two decades. They enjoy the fact that the community has experienced ~~some~~ significant growth but that the natural environment is largely still intact. The 1975 Gig Harbor Peninsula Community Plan helped to balance economic growth with conservation of the natural environment.

The people of the Gig Harbor Peninsula and Fox Island are not willing to compromise the natural resources, shorelines, and environment for economic growth. They treasure the natural beauty and rural character of the area and want future generations to continue to enjoy it as well.

Work Force

The Gig Harbor work force is considerably more well-educated than the Pierce County work force as a whole. Based on information from the ~~1990 census~~ U.S. Census Bureau, ~~the area has only 1/3 the concentration of people with an 8th grade or lower education, and nearly twice the concentration of people with graduate or professional degrees compared to the rest of Pierce County~~ four percent of residents have not graduated high school, 16 percent of residents have graduated high school, 33 percent have some college education, and 48 percent have graduated college or obtained a graduate degree. The relatively higher levels of education found in the Gig Harbor work force is reflected in the occupations of area residents. Table E-~~10~~7 shows that, relative to the overall Pierce County work force, the Gig Harbor work force is ~~heavily concentrated in~~ proportion~~s~~ of executive, administrative and managerial, professional specialty, and sales positions. ~~Many of the professional occupations are located east of the Tacoma Narrows Bridge and residents commute to employment locations.~~

Table E-~~10~~7: Occupations of Gig Harbor Work Force

~~Occupations~~	~~Percent of Total Employed Work Force~~		~~Relative~~
	~~Gig Harbor~~	~~Pierce County~~	~~Occupations~~
~~Executive, Administration, Managerial~~	~~15.96~~	~~11.13~~	~~1.43~~
~~Professional Specialty~~	~~20.56~~	~~13.34~~	~~1.54~~
~~Technicians~~	~~3.99~~	~~3.88~~	~~1.03~~
~~Sales~~	~~14.55~~	~~11.62~~	~~1.25~~
~~Administrative Support~~	~~14.64~~	~~15.84~~	~~0.92~~

~~Occupations~~	~~Percent of Total Employed Work Force~~		~~Relative Occupations~~
	~~Gig Harbor~~	~~Pierce County~~	
~~Private Household Services~~	~~0.21~~	~~0.39~~	~~0.54~~
~~Protective Services~~	~~1.82~~	~~1.94~~	~~0.94~~
~~General Services~~	~~7.51~~	~~12.00~~	~~0.63~~
~~Farming, Forestry, Fishing~~	~~1.81~~	~~1.79~~	~~1.01~~
~~Precision Production & Repair~~	~~10.34~~	~~13.25~~	~~0.78~~
~~Machine~~	~~2.15~~	~~5.75~~	~~0.37~~
~~Transportation~~	~~3.96~~	~~4.55~~	~~0.87~~
~~Miscellaneous~~	~~2.50~~	~~4.51~~	~~0.55~~

~~Source: U.S. Census Bureau, 1990.~~

Occupations	Percent of Total Employed Work Force		Relative Occupations (National)
	Gig Harbor	Pierce County	
White Collar	**73.77**	**70.76**	**1.17**
Management	13.39	12.39	1.28
Business/Financial	5.02	2.03	0.96
Computer/Mathematical	3.67	3.46	1.2
Architecture/Engineering	2.12	2.08	1.05
Life/Physical/Social Science	1.61	1.67	1.78
Community/Social Service	1.67	1.84	0.89
Legal	1.63	2.38	1.33
Education/Training/Library	7.95	8.91	1.22
Arts/Design/Entertainment/Sports/Media	2.11	1.98	1.17
Healthcare Practitioner/Technician	12.76	11.92	1.98
Sales and Sales Related	11.6	11.89	1.16
Office/Administrative Support	10.24	10.21	0.75
Blue Collar	**16.31**	**16.18**	**0.75**
Farming/Fishing/Forestry	1.23	1.32	1.5
Construction/Extraction	4.1	4.79	0.74
Installation/Maintenance/Repair	2.51	2.02	0.81
Production	2.41	2.42	0.41
Transportation/Material Moving	6.06	5.63	0.97
Services	**9.93**	**10.06**	**0.75**
Healthcare Support	1.83	1.78	0.67
Food Preparation/Serving Related	3.12	3.21	0.68
Building/Grounds Cleaning/Maintenance	1.73	1.54	0.44
Personal Care/Service	3.25	3.53	0.89

Source: Esri forecasts for 2020.

Conversely, there is a low percentage of ~~skilled laborers~~ blue collar and service workers from the Gig Harbor Peninsula. The work force is underrepresented in private household services,

machine operators, and miscellaneous helpers and laborers. There are also a lower number of military employees in Gig Harbor than the rest of the County.

Industry and Employment

~~Employment located in the Gig Harbor area is heavily concentrated in the retail trade and services sectors, with nearly 68% of all employment in those two sectors.~~ The largest employment sectors in the Gig Harbor area are health care at 21% and various professional services at 18%. ~~The services sector in Gig Harbor is dominated by professional services, with 43% of the firms providing medical, consulting, education, or legal services.~~ The economic policies within this element support the ~~continuation of this trend in~~ professional services being a significant portion of the area's economy.

Table E-~~11~~8 shows employment concentrations in Gig Harbor compared to Washington State and Pierce County. The location quotients in Table E-~~11~~8 indicate concentrations of employment types. A location quotient greater than 1 indicates an industry sector with a higher concentration of employees than the rest of the County or Washington State. Similarly, a location quotient of less than 1 indicates a low concentration sector. Sectors with relatively higher concentrations of employment suggest that the area has some kind of comparative advantage for that sector.

Table E-~~11~~8: Employment Types

Industry Sector	Employment	Percent of Employed	Location Quotient (State)	Location Quotient (County)	Average Annual Wage	Total Wages Paid
Agriculture, Forestry, Fishing	~~229~~ 186	~~3.34~~ 0.84	~~0.77~~ 0.87	~~2.54~~ 3.65	~~25,588~~ 44,206	~~5,859,550~~ 8,222,383
Construction	~~743~~ 1,482	~~10.84~~ 6.69	~~1.76~~ 1.11	~~1.62~~ 0.97	~~29,130~~ 77,893	~~21,643,645~~ 11,5437,995
Manufacturing	~~162~~ 1,428	~~2.36~~ 6.44	~~0.13~~ 0.95	~~0.17~~ 1.51	~~21,911~~ 76,067	~~3,549,507~~ 108,624,246
~~Tran-Comm-Public Utilities~~	~~479~~	~~6.99~~	~~1.15~~	~~1.43~~	~~34,402~~	~~16,478,523~~
Wholesale Trade	~~302~~ 459	~~4.40~~ 2.07	~~0.63~~ 0.64	~~0.66~~ 0.67	~~38,622~~ 78,554	~~11,663,728~~ 36,056,245
Retail Trade	~~2,155~~ 2,083	~~31.43~~ 9.40	~~1.45~~ 0.92	~~1.26~~ 0.93	~~16,259~~ 38,403	~~35,037,992~~ 79,995,373
Finance, Ins., Real Estate	~~304~~ 1,920	~~4.43~~ 8.66	~~0.74~~ 1.01	~~0.66~~ 2.33	~~26,690~~ 42,319	~~8,113,749~~ 81,251,755
~~Services~~	~~2,483~~	~~36.21~~	~~1.16~~	~~1.05~~	~~17,974~~	~~44,629,242~~
Transportation, Warehousing	1,533	6.92	1.31	1.12	49,342	75,641,522

Utilities	150	0.68	4.62	4.50	118,991	17,848,673
Information	448	2.02	0.52	2.57	62,951	28,202,180
Professional, Scientific, Tech	1,717	7.75	0.88	1.76	56,064	96,261,423
Admin, Support, Waste Management	752	3.39	0.58	0.55	48,425	36,415,635
Educational Services	2,059	9.29	4.26	5.34	36,041	74,208,785
Health Care, Social Assistance	4,581	20.67	1.63	1.69	81,699	374,265,152
Arts, Entertainment, Recreation	356	1.61	0.55	0.80	22,515	8,015,173
Accommodation, Food Services	690	3.11	0.38	0.46	28,626	19,751,938
Other Services (Non-Public)	982	4.43	0.74	0.77	42,130	41,371,773
Public Administration	1,336	6.03	0.45	0.57	84,343	112,682,734
Total	~~6857~~ 22,162				~~21,434~~ 58,910	~~146,975,936~~ 1,226,856,255

Source: Washington State Employment Security Department; Pierce County Dept of Community Services.

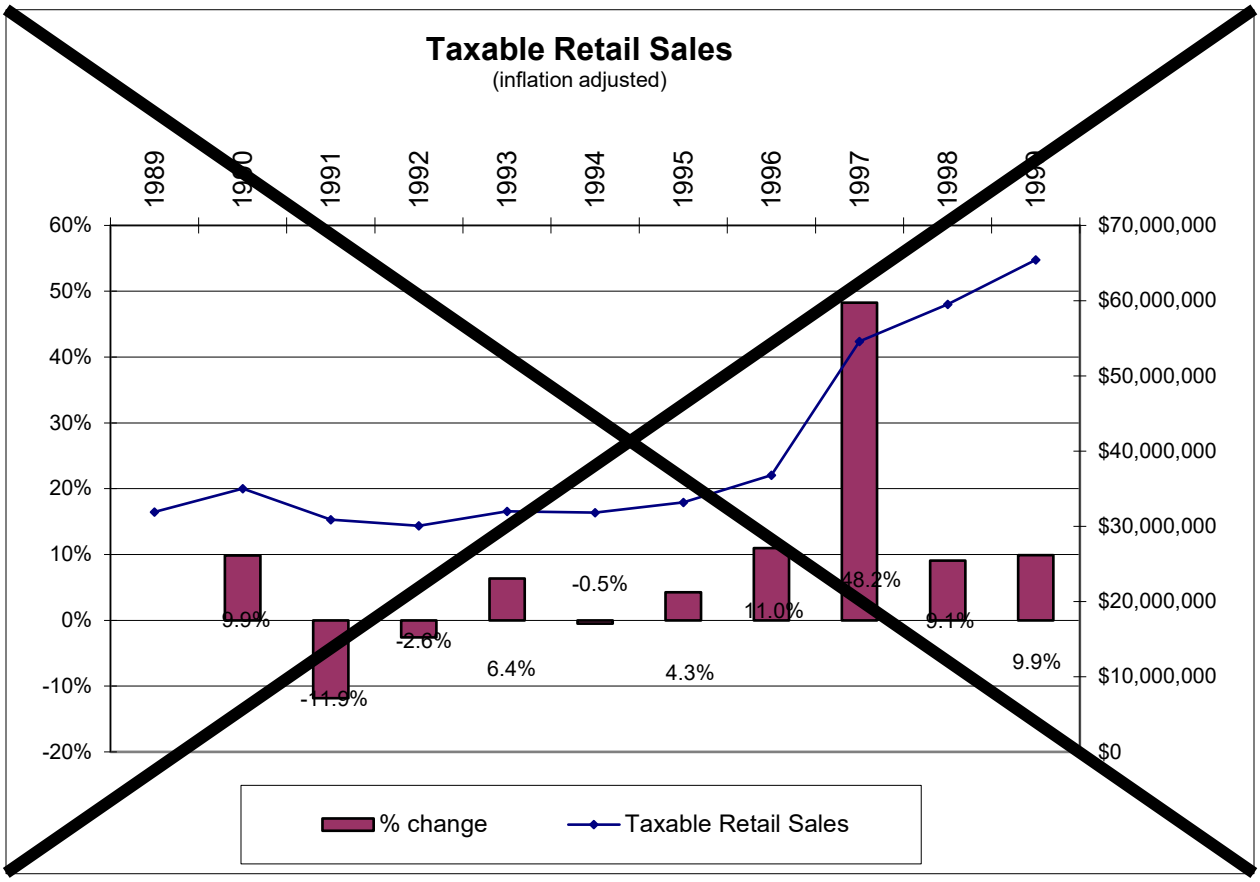
~~As indicated in the table, the industry with the lowest location quotient is manufacturing. This information is expected due to geographic constraints of the Peninsula, which result in additional shipping costs to transport goods to/from the Peninsula.~~

BUSINESS DATA

Statistics from the Washington State Employment Security Department for zip codes 98332 and 98335 show that 60% of firms in the Gig Harbor area have 1-4 employees. ~~and another 20% report no employees~~. ~~Together, this 67% of~~ Those firms represent approximately ~~13%~~ 10% of the area's employment. ~~and provides about 12% of the area's wages.~~ Two firms employ 500 people or more and account for ~~20%~~ 8% of the employment ~~and 19% of the wages paid~~ in the area. Firms that employ between 5-99 people make up ~~32%~~ 39% of all firms and provide ~~56%~~ 65% of the area's employment ~~and 55% of the wages~~.

~~Data from the Washington State Department of Revenue shows the number of firms reporting gross business income from the Gig Harbor Peninsula increased by 31% between 1989 and 1999, with the greatest increase coming in the 1992 through 1996 period. Taxable retail sales increased during that time by 105%, with most of the gain coming in the period of 1997 through 1999.~~

~~Table E-5: Taxable Retail Sales~~



~~Source: Washington State Dept. of Revenue; Pierce County Dept. of Community Services~~

~~Description of Desired Conditions~~

The residents of the Peninsula are satisfied with the current economy. Conservation of the natural environment remains a priority and the citizens do not wish to see rampant economic development. However, there are a few more amenities they would like to see brought to their community.

Over the course of ~~the~~ twenty years ~~of this community plan~~, the citizens would like more commercial, civic, and professional businesses brought to their community as a means of ~~reducing~~ continuing to reduce reliance on the Tacoma Narrows Bridge. As services and professional opportunities are located on the Peninsula, fewer residents will travel across the bridge for these items. Retail services, such as clothing stores, home furnishings, and restaurants, are desired. The citizens would like services to be available as growth occurs.

The Economic Element policies also recognize the need for ~~a hospital or a~~ additional health care related ~~facility~~ facilities. Such facilities would reduce the need for Peninsula residents to travel to Tacoma for ~~emergencies or maintenance~~ health care. The policies also support the continuation and potential expansion of higher education facilities in the community.

Finally, the residents and business owners of the Peninsula would like better coordination between the City of Gig Harbor and Pierce County. This coordination would allow greater consistency with land use issues and further the economic goals of both the ~~c~~City and County.

~~Implementing Actions~~

~~The following is a list of actions that needs to be completed in order to implement the policies contained within the Economic Element. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 1-5 years. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item are listed in parenthesis following the action. Actions are assigned to the Gig Harbor Peninsula Community Planning Board (GHPCPB), the Peninsula Advisory Commission (PAC), or Pierce County Planning and Land Services (PALS). Those actions assigned to the GHPCPB are completed as part of the adoption and implementation of this plan.~~

Section Moved~~Short Term Actions~~

1. ~~Write implementing regulations that allow home occupations throughout the Gig Harbor Peninsula. (GHPCPB, PALS)~~
2. ~~Provide a zone in the urban and rural area that limits the square footage of businesses to allow affordable opportunities for small entrepreneurs. (GHPCPB, PALS)~~
3. ~~Allow opportunities for resource-based industries such as aquaculture, agriculture, and forestry within the plan area. (GHPCPB, PALS)~~
4. ~~Ensure office parks are allowed in one or more zones within the Urban Growth Area. (GHPCPB, PALS)~~
5. ~~Develop zones where shopping, service, and leisure activities are allowed and would result in minimum impacts to the environment. (GHPCPB, PALS)~~
6. ~~Ensure zoning does not promote strip development and directs uses with heavy impacts to the environment or transportation system into appropriate areas. (GHPCPB, PALS)~~
7. ~~Consider a zone within the Purdy area that would allow a hotel or conference center. (GHPCPB, PALS)~~

Section Moved~~Mid-Term Actions~~

1. ~~Work with the city, chamber, and the Economic Development Board to promote and attract professional businesses such as investment, Internet, banking, and telecommunications. (PALS, PAC)~~
2. ~~Work with the city, chamber, and the Economic Development Board to promote and attract service based businesses, such as restaurants, clothing stores, and auto-repair in response to growth demands. (PALS, PAC)~~
3. ~~Work with the City of Gig Harbor and Pierce County in developing regulations to allow height restrictions to be exceeded in certain zones. (PALS, GHPCPB)~~

4. ~~Work with the City of Gig Harbor and Pierce County to write incentive-based regulations that would allow parking under office buildings. (PALS, GHPCPB)~~
5. ~~Decide the order in which planned actions should be completed for each Employment Center. (PALS, PAC)~~
6. ~~Work with the city and/or County to complete planned actions for the various employment centers. (PALS, PAC)~~

~~*SECTION MOVED*LONG TERM ACTIONS~~

1. ~~Work with the Chamber of Commerce, the City of Gig Harbor, Pierce County, the Economic Development Board, and private investors to encourage and attract commercial and civic services for the Peninsula that would serve the needs of the community and limit the need to travel across the Narrows Bridge. (PALS)~~
2. ~~Investigate and pursue the possibility of obtaining and/or expanding higher education facilities and a hospital or health care related facilities. (PALS)~~

Chapter 6: Facilities and Services Element

Introduction

The Facilities and Services Element articulates the need for facilities and services that will implement the visions and goals of the community plan. Facilities and services are collectively considered infrastructure and may include public or privately funded projects. The policy statements regarding infrastructure provide direction to investors and decision-makers about what capital investments are desired and needed by the community. In some cases, this element also prioritizes the projects and suggests potential funding sources to complete the projects.

~~Description of Current Conditions~~

~~The following section provides an analysis of the existing infrastructure and services in the community plan area. This information provides the basis for analyzing the levels of service (LOS) for infrastructure in the community and for developing policies which articulate the community's desires. The LOS described in this section may show that some facilities or services exceed Pierce County's adopted levels of service for public facilities or that there is a deficiency in certain circumstances.~~

Section moved~~Urban Facilities and Services~~

~~Urban services include but are not limited to transportation infrastructure (such as roads, sidewalks, street trees, street lighting), parks, sanitary sewage disposal, stormwater and surface water management systems, natural gas, and electrical service. Facilities are generally considered the physical structures in which a service is provided. One of the principal goals of the Growth Management Act (GMA) is for cities to provide compact Urban Growth Areas (UGAs) that accommodate the majority of growth and development in a community so that the necessary urban facilities and services are provided and delivered efficiently and cost effectively. Urban level facilities and services are permitted only within UGAs. Certain public facilities and services must be provided at a specific LOS, concurrently with development. This requirement is intended to ensure that development will not occur without the necessary infrastructure. The City of Gig Harbor and Pierce County share a variety of land use administration responsibilities in the UGA. Currently, Pierce County's facility and service standards differ significantly from the city's standards. Citizens are faced with an uncertain development pattern, developers are challenged with a burdensome administrative process, and the affected government officials have difficulty administering the regulations. The community plan offers a framework that would provide for consistent facility and service standards in the UGA for both Pierce County and the City of Gig Harbor. Developers and property owners are typically required to construct the necessary infrastructure or provide a fee to compensate for their fair share of facilities and services (as associated with a proposed building or development permit) that are necessary to maintain an established LOS (as defined~~

~~by Pierce County). This LOS standard for public facilities is identified in the Capital Facilities Element of the Comprehensive Plan.~~

~~*SECTION MOVED*RURAL FACILITIES AND SERVICES~~

~~Rural facilities and services generally include the same infrastructure as urban facilities and services, but at lower service levels. A notable exception to this applies to sanitary sewer. Sanitary sewer facilities are considered an urban service and are specifically prohibited from locating in rural areas or extending into rural areas except under certain circumstances. Other facilities and services may locate in rural areas, but not at urban levels of service. As with facilities and services in the UGA, facilities and services in the rural area shall be in place as impacts associated with development occur. The LOS standard for public facilities is identified in the Capital Facilities Element of the Comprehensive Plan.~~

~~*SECTION MOVED*TRANSPORTATION~~

~~The transportation system on the Gig Harbor Peninsula generally reflects the area's rural past and varied topography. The road system is primarily made up of two lane roads that are aligned based upon topography and other environmental constraints. The road network does not follow a grid pattern. The primary route into and out of the community plan area is State Route 16. This state highway runs northwest to southeast through the approximate center of the plan area from the Kitsap County line to the Tacoma Narrows Bridge. A series of east-west oriented County and city arterial roadways connect the local road network to the highway. These connecting arterials include 14th Avenue/Stone Drive NW, Olympic Drive NW, Wollochet Drive NW, Burnham Drive NW/Sehmel Drive NW, and State Route 302 (Purdy Drive).~~

~~No rail service exists in the plan area and transit bus service is minimal. Transit bus service is provided by Pierce Transit and is oriented primarily to weekday commuters travelling to and from work or school in Tacoma and Seattle. No weekend service is provided. Three commuter routes serve the area. Two of these routes provide outbound morning (5 a.m. to 8 a.m.) and inbound evening service (4 p.m. to 6:30 p.m.) service only, picking up and dropping off passengers at two park and ride facilities adjacent to State Route 16. The third route operates hourly providing service to and from Tacoma Community College in Tacoma and various locations in the City of Gig Harbor.~~

~~Freight service is provided almost exclusively by tractor-trailer truck. A general aviation airport (Tacoma Narrows Airport) exists in the community plan area and provides for some limited freight and passenger service into and out of the community. The airport is primarily oriented to service the needs of the small private plane owner and meets a very small percentage of the community's transportation needs.~~

~~Nonmotorized transportation facilities, such as sidewalks and bikeways, are very limited in the community. The facilities that are present are located primarily within the City of Gig Harbor or its Urban Growth Area. The lack of nonmotorized facilities and minimal transit service results in the community being extremely dependent upon privately owned motor vehicles to meet daily transportation needs.~~

*SECTION MOVED*PARKS AND RECREATION

Prior to 1958, the Metropolitan Park District of Tacoma provided most of the park facilities and recreation programs throughout Pierce County. In 1958, the Board of Pierce County Commissioners created the Department of Parks and Recreation for Pierce County. At this time, several park sites outside the City of Tacoma were conveyed to Pierce County. The Pierce County Parks Department continued to grow in the 1980s and 1990s and established many recreational programs such as the All Abilities Camp, Sound to Narrows Race, mobile recreation, ski school, martial arts, aerobics, Tour de Pierce, Carless Commute, Cooperative Playshops, and sports leagues.

The Pierce County Comprehensive Plan contains general policies that serve as a guide for future development of park and recreation facilities in the County. These policies cover a range of issues including the responsibility for providing of parks, technical assistance, and location criteria for new parks. Section 19A.20.090 of the Comprehensive Plan states that the primary reliance is upon cities and towns and special purpose districts to provide local park facilities and services appropriate to serve local needs. The location criteria for park and recreation areas states that new parks must be located on public roads. If a park is located in an urban area then urban services need to be available. Open space passive recreation parks should be located on land offering significant environmental features.

The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs. The Parks Plan does not contain project specific plans for the County's park properties.

In 1994, Pierce County adopted a Comprehensive Park, Recreation, and Open Space Plan for the Gig Harbor and Key Peninsulas. This plan is often referred to as the Draggoo Study. The primary goals of this plan were to:

- Provide a full range of park and recreation services for all age groups and interests.
- Provide and support an efficient management structure that preserves local control and provides a system approach to the provision of park and recreation services.
- Reduce the burden on schools in providing for community recreation needs.
- Preserve and protect important natural areas for parks, trails, open space and shoreline use.
- Develop and support a broad and reliable funding base to support plan implementation and long-term provision of park and recreation services.
- Ensure that recreation program needs are met within the Gig Harbor Peninsula.

The 1994 plan specifically addressed and made recommendations for levels of service for neighborhood parks, school-parks, community parks, natural open spaces, regional parks, and special use areas such as boat launches, shoreline access points, trails, indoor recreation spaces. Pierce County did not implement this park and recreation plan, principally because the LOS standards recommended in the plan were greater than described in the Countywide Capital Facilities Plan.

~~The Gig Harbor Peninsula Community Plan area contains a variety of park sites. Table E-6 describes Regional Park sites located in the community plan area that are accessible for use. See also Map A-5: Existing Parks and Recreation.~~

~~Table E-6: Pierce County Regional Park and Recreation Sites~~

~~Site*~~	~~Classification~~	~~Acres~~	~~Activity/Facilities~~
~~Towhead Island Boat Launch~~	~~Special Use~~	~~1~~	~~One-lane launch ramp, 8 undeveloped parking spaces, saltwater beach access, diving access~~
~~Fox Island Fishing Pier~~	~~Special Use~~	~~5.5~~	~~Fishing Pier, saltwater beach access, restrooms~~
~~Crescent Lake Park~~	~~Special Use~~	~~2~~	~~Boat launch, freshwater access~~
~~Cushman Power Line Trail~~	~~Trail~~	~~9.45~~	~~Walking, jogging, biking trail (funding secured for paved trail - year 2000)~~

~~*Accessible for use~~

~~The Gig Harbor Peninsula also includes some County park land that is not fully developed. It is likely that these sites may be transferred to a local park and recreation district in the future. Table E-7 describes Pierce County regional parks and nature areas that are not fully developed.~~

~~Table E-7: Pierce County Regional Parks and Nature Areas~~

~~Site*~~	~~Classification~~	~~Acres~~	~~Activity/Facilities/Location~~
~~Sunrise Beach Park~~	~~Resource Activity~~	~~82~~	~~Caretaker residence, upland residence, shoreline access, open space~~
~~Narrows Park~~	~~Resource Conservancy~~	~~36~~	~~Caretaker residence, vacant house, shoreline access~~
~~Fox Island Ferry Landing~~	~~Special Use~~	~~0.5~~	~~Saltwater beach access, no off-street parking~~
~~144th Street Site~~	~~Special Use~~	~~40~~	~~Forest tract, undeveloped~~

~~*Not fully developed~~

~~Table E-8 describes categories of Pierce County park land and recreational facilities in the plan area. The information includes the County-wide LOS and the community plan area LOS for each category. By comparing the County-wide LOS with the community plan LOS, any reserve or deficiency for each park or recreation category in the Gig Harbor Peninsula Community Plan area is illustrated.~~

~~Table E-8: Pierce County Regional Park and Facility Level-of-Service~~

~~Classification~~	~~County-Wide LOS~~	~~Plan Area LOS~~	~~Net Reserve or Deficiency~~
~~**Park Land**~~			
~~Land – Resource Conservancy~~	~~2.2 acres per 1,000 population~~	~~1.1 acres per 1,000 population~~	~~-1.1 acre per 1,000 population~~
~~Land – Resource Activity~~	~~2.6 acres per 1,000 population~~	~~2.8 acres per 1,000 population~~	~~+0.2 acre per 1,000 population~~
~~Land - Special Use~~	~~0.9 acres per 1,000 pop.~~	~~0.4 acres per 1,000 pop.~~	~~-0.5 acre per 1,000 pop.~~

Classification	County Wide LOS	Plan Area LOS	Net Reserve or Deficiency
Land – Linear Trail	0.76 acres per 1,000 pop.	0.74 acres per 1,000 pop.	-0.2 acre per 1,000 pop.
Recreational Facilities			
Courts, fields and Play Areas	0.02 areas per 1,000 per population	2.2 areas per 1,000 population	+2.1 areas per 1,000 population
Multipurpose Trails	0.99 miles per 1,000 population	0.13 miles per 1,000 population	-0.86 miles per 1,000 population
Picnic and Camping Areas	1.0 areas per 1,000 population	0.1 areas per 1,000 population	-0.9 areas per 1,000 population
Boat Launch Ramps	0.01 ramps per 1,000 population	0.2 ramps per 1,000 population	+0.19 ramps per 1,000 population

SECTION MOVED SANITARY SEWER AND WASTEWATER

Sewage disposal service is provided to approximately 3.7 square miles of the plan area by the City of Gig Harbor. The city currently provides sewage disposal service to 122 accounts outside its city limits. The majority these accounts are located within the designated UGA boundary. One of these accounts includes a community septic system servicing 13 residential customers. The Washington Corrections Center for Women at Purdy and the Canterwood development are also included and counted as two individual accounts. The plan area outside the City of Gig Harbor's service area utilizes septic drainfields for sewage disposal.

GIG HARBOR WASTEWATER TREATMENT PLANT

The Gig Harbor wastewater treatment plant is an activated sludge plant, designed to treat a flow of 0.7 MGD (millions of gallons per day) and an organic loading of 1800 lbs. BOD_5/day (Biological Oxygen Demand – 5 day). The treated effluent is discharged into Gig Harbor via a submarine outfall pipe. Current plans by the City of Gig Harbor provide for an expansion to 1.6 MGD to serve a population of 16,000 by approximately 2002.

The existing collection system includes nine pump stations. Six were built in 1973-74 when the original sewer system was constructed. In 1980, as part of the annexation of the Olympic Village commercial area, a seventh pump station was constructed. An eighth pump station was constructed in 1984 as part of a community drainfield system for 20 lots, and the ninth pump was built in 1989 to serve a basin south of the City of Gig Harbor previously developed on septic drainfields.

SECTION MOVED STORMWATER

As natural vegetative cover is replaced with development, surface water runoff (stormwater) tends to increase both in volume of runoff and rate at which the water drains off the land. Stormwater that has not been properly addressed can result in flooding, water quality and habitat degradation, negative impacts to fisheries, and erosion. Stormwater related issues can

~~be correlated to the amount of impervious surface within a watershed. Although total impervious surface area related to development is not the only factor in evaluating stormwater issues, it is a readily measurable indicator that can be correlated to stormwater problems by tracking trends as total impervious surfaces increase within a basin.~~

~~In the Gig Harbor basin, rainfall from small storm events would historically stay on site, being trapped in numerous small depressions and saturating the top several feet of soil. Flooding would only occur during larger storm events when the amount of water the land could naturally absorb was reached and water would be conveyed downstream. As development occurs, many small depressions are graded smooth and the top several feet of soil is removed or compacted. The ability of the land to contain the smaller storm events is eliminated and subsequently flooding occurs during even the smallest storms.~~

~~Stormwater from impervious surfaces is typically concentrated in higher density residential developments, commercial sites, and in industrial areas, but any road, roof, or compacted turf can add to the level of impervious cover in an area. Any impervious surface can contribute a variety of pollutants to the surface water, but typically commercial areas have higher concentrations of the metals, oil, petroleum, and other compounds than runoff from other surfaces. Many of the fluids and metals that are produced by cars have a higher toxicity than pollutants from other sources. In addition, paved surfaces can increase the speed and amount of water leaving a site. This increases the size of the drainage systems needed to accommodate the additional flow.~~

~~Pierce County has a National Pollutant Discharge Elimination System permit with the Washington State Department of Ecology. This is Pierce County's permit to discharge stormwater to waters of the state. In order to gain this permit, Pierce County has had to institute the following programs to guarantee the quality of that stormwater.~~

- ~~Stormwater Management & Site Development Manual – provides guidance on reducing stormwater flows and erosion from new construction.~~
- ~~Best Management Practices Manual – provides guidance on ways in which existing businesses and residences can reduce or prevent pollution.~~
- ~~Illicit Discharge Ordinance – Makes it illegal for any business or individual to cause Pierce County to violate its permit. It includes an inspection program.~~

SECTION MOVED ~~DOMESTIC WATER~~

~~The Department of Ecology issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right permit unless they use 5,000 gallons or fewer each day. A water right will be issued only if it is determined that water withdrawal will not have a detrimental effect on other nearby wells. Water rights are based on anticipated average daily flows from the proposed use and are approved for a specified number of wells.~~

~~Currently within the plan area, there are 92 small Group A water systems that have either 15 or more connections or serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Forty-four separate water purveyors are responsible for operating these systems. The three largest purveyors on the Peninsula are Washington Water Service Company (WWSC) at 21 square miles, City of Gig Harbor Water Department at six square miles, and Rainier View Water Company at four square miles. Peninsula Light has just begun to provide water service to its customers with an area of coverage measuring 590 acres, including approximately 263 acres on Fox Island. Fox Island Mutual Water Association (FIMWA) is the primary water purveyor on Fox Island, serving approximately five square miles.~~

~~WWSC, Gig Harbor's Water Department, and FIMWA all have water systems plans approved by the Washington State Department of Health. As required by state law, water service areas are exclusive service areas, which means only the designated system is to provide public water service to properties within the individual service areas. The community plan area also includes a multitude of individual wells and Group B systems, which are systems serving 2-14 connections. There is not a complete inventory of individual wells or Group B systems available at this time.~~

SECTION MOVED~~SOLID WASTE~~

~~Solid waste management in Pierce County is governed by the Tacoma-Pierce County Solid Waste Management Plan, which under state law is an integrated system plan addressing all issues related to solid waste collection, disposal, and processing. The following solid waste management services are provided to residences and businesses in the Gig Harbor community plan area:~~

- ~~Refuse collection service is provided to residential and commercial customers by American Disposal, franchised under the authority of the Washington Utilities and Transportation Commission. Waste Connection of California is the parent company of American Disposal.~~
- ~~American Disposal provides curbside pickup of recyclables, including mixed waste paper, cardboard, newspaper, glass, and cans to single-family and multifamily residential customers. Under federal and state law, the County cannot be involved in commercial or industrial recycling. Several private companies in Pierce County offer commercial and industrial recycling services.~~
- ~~The Purdy Transfer Station located near Purdy at 14515 – 54th Avenue NW also provides recycling facilities as well as disposal services for appliances and other non-hazardous solid waste for plan area residents.~~
- ~~American Disposal provides yard waste containers and pick-up for plan area residents once per week and residents can also utilize the Purdy Composting Facility at the Purdy Transfer Station for disposing of large amounts of debris.~~
- ~~Under an agreement with the City of Tacoma, Pierce County residents may dispose of their household hazardous waste at the **Tacoma Landfill Hazardous Waste Collection Facility** located at 3510 S. Mullen in Tacoma. The facility is open seven days per week and a list of materials accepted and not accepted at the site is available.~~

~~The existing solid waste facilities within the community plan area are described in Table E-9.~~

~~Table E-9: Existing Solid Waste Facilities~~

~~Name~~	~~Capacity (tons x 1,000)~~	~~Location~~
~~Collection-only Facility - Purdy Transfer Station~~	~~40.0~~	~~14515 - 54th Ave. NW (Gig Harbor Peninsula)~~
~~Waste Reduction Facility - Yardwaste Composting Facility~~	~~30.0~~	~~14515 - 54th Ave. NW (Gig Harbor Peninsula) - LRI 847-7555~~

~~Solid waste that is not disposed of correctly can result in a variety of negative environmental consequences. Household hazardous waste can damage aquifers and the water quality of streams when gasoline, oils, and antifreeze are disposed of improperly. The short ravines commonly found in the Gig Harbor area can be a popular target for people looking to illegally dump garbage, yard waste, appliances, tires, hulks, and even commercial waste. Yard waste and grass clippings are the most common items dumped by adjacent landowners.~~

~~*SECTION MOVED*POWER – ELECTRIC AND NATURAL GAS~~

~~ELECTRIC POWER~~

~~Electric power is supplied to the plan area from two sources. Peninsula Light Company supplies electric power to the entire plan area, except 115 customers at the north end of Crescent Valley Drive who are served by Puget Sound Energy.~~

~~PENINSULA LIGHT COMPANY~~

~~The Peninsula Light Company was established in 1925 as a non-profit member-owned utility. Peninsula Light currently serves approximately 26,000 members in a 107-square mile area of Pierce County west of the Tacoma-Narrows Bridge. The service area includes Key Peninsula, Gig Harbor Peninsula, Fox Island, Tanglewood Island, Raft Island, and Herron Island.~~

~~PUGET SOUND ENERGY~~

~~Established in 1997 with the merger of two local power companies, Washington Energy Company and Puget Sound Power & Light Company became Puget Sound Energy (PSE). PSE is a public utility that provides electric and gas service to a territory covering approximately 6,000 square miles in 11 counties and including more than 1.2 million homes, primarily in the Puget Sound region. PSE purchases approximately 75 percent of its electricity with the remaining fraction generated by company-owned sources.~~

~~Currently, only one small area with approximately 100 customers north of 144th Street NW between Crescent Valley Drive NW and 14th Avenue NW is being provided electricity by PSE within the plan area.~~

~~Natural Gas~~

~~As of October 2000, Puget Sound Energy has a total of 6,817 (6,421 residential and 396 commercial) natural gas customers in the Gig Harbor Peninsula area. The average peak winter usage for a 24-hour period is 4.8 million cubic feet of natural gas. Over the past 4 years, Puget Sound Energy has experienced a steady average of 5.8% customer growth. New customers include both new construction and conversion of existing residential and commercial customers. Puget Sound Energy anticipates this growth rate to continue into the future.~~

~~The Gig Harbor/Kitsap Peninsula is currently served by twin 8-inch-diameter natural gas lines installed in 1969 from Zenith (near Des Moines) across East Passage of Puget Sound to Robinson Point on Vashon Island. The system transitions to a single 6-inch line across Maury and Vashon Islands, another pair of 8-inch lines crosses Colvos Passage. A single pipeline that combines 8 and 12-inch lines continues into the City of Gig Harbor. Throughout the Peninsula, Puget Sound Energy operates and maintains a total of 156 miles (823,000 feet) of natural gas distribution lines that supply natural gas to the individual customers.~~

~~During late fall through early spring when natural gas use is at its peak, the existing system is unable to provide sufficient capacity to serve current customers. Puget Sound Energy has augmented the natural gas supply using trucks with compressed natural gas and liquefied natural gas to inject into the natural gas system on the Gig Harbor/Kitsap Peninsula each peak heating season to prevent service interruptions to residential and commercial users on the Peninsula. Based on Pierce County's projections of growth within this service territory, shortfalls in supply of natural gas will increase in duration and severity.~~

~~Puget Sound Energy has completed an environmental impact study and is in the process of completing environmental permitting for the installation of a twin 12-inch gas line crossing at the Tacoma Narrows from Tacoma to Gig Harbor. As a result of a number of factors, Puget Sound Energy is presently evaluating other alternatives to meet current and future demands for natural gas on the Gig Harbor Peninsula. Included in the alternatives is a permanent liquefied natural gas facility on the Gig Harbor Peninsula.~~

~~*Section moved*Fire Protection~~

~~Fire District No. 5 serves a population of approximately 42,000 over an area measuring 54 square miles, which encompasses the entire plan area including the City of Gig Harbor. District No. 5 headquarters and its training facility are located at 10222 Bujacich Road NW. There are a total of nine fire stations in the district, with three designated as primary (Swede Hill, Artondale, and Gig Harbor) and staffed 24 hours a day with career personnel. The other six are staffed with volunteers and one to three resident volunteers who live at the station. Response times currently average between 5-6 minutes.~~

~~Table E-10: Fire District No. 5 Facilities~~

~~Facility~~	~~Location~~	~~Purpose~~
~~Swede Hill~~	~~10222 Bujacich Road~~	~~Headquarters, Training~~

Facility	Location	Purpose
Swede Hill	10302 Bujacich Road	Primary Fire Station
Artondale	3828 62nd Ave.	Primary Fire Station
Gig Harbor	6711 Kimball Drive	Primary Fire Station
Wollochet	2217 Pt. Fosdick Drive	Fire Station
Fox Island	906 Kamas Drive	Fire Station
Arletta	4518 Ray Nash Drive	Fire Station
Rosedale	7710 Rosedale Street	Fire Station
Purdy	5210 144th Street	Fire Station
Crescent Valley	10521 Crescent Valley Drive	Fire Station

All stations are equipped with classrooms/community meeting facilities, an office, a full kitchen, living quarters, public and employee restroom facilities, an emergency generator, and a large paved drillground. All are handicapped accessible and have emergency public 911 phones.

Pierce County Fire District Number 5 is in the process of developing a long range plan that includes more prevention activities, a shared maintenance facility with the Pierce County Sheriff's Department, and the purchase of a ladder truck. The fire district also plans to increase staffing by three additional firefighters per year for the next two years at the primary stations. The fire district plans to continue efforts to enhance its response services to include special rescue operations.

*SECTION MOVED*LAW ENFORCEMENT

Three separate entities provide police protection and enforcement within the community plan area. The Pierce County Sheriff is primarily responsible for the unincorporated portion of the plan area. The City of Gig Harbor Police Department provides service in the city limits. The Washington State Patrol focuses on SR 16 and SR 302.

The LOS standard for Sheriff Department buildings is .31 square feet per capita. Currently, 1,272 square feet of space is available at the Peninsula substation resulting in a deficiency of 59,446 square feet.

*SECTION MOVED*PUBLIC SCHOOLS

The plan area is served by Peninsula School District No. 401. The district includes eight elementary schools, four middle schools, and three high schools, with a total capacity of 8,217 students. Capacity is based on 1999 school district service standards of 102 square feet per student at the elementary schools, 121 square feet per student at the middle schools, and 146 square feet per student at the high schools. Enrollment in 1999 was 9,049 students.

Below is a breakdown of capacity and enrollment number of students per school:

~~Table E-11: School Facilities~~

~~School~~	~~Capacity~~	~~Enrollment~~	~~Location~~
~~Elementary~~			
~~Artondale~~	~~561~~	~~448~~	~~6219 - 40th Street NW~~
~~Discovery~~	~~456~~	~~396~~	~~4905 Rosedale Street NW~~
~~Evergreen*~~	~~204~~	~~271~~	~~1820 Key Peninsula Hwy KPS~~
~~Harbor Heights~~	~~485~~	~~530~~	~~4002 - 36th Street NW~~
~~Minter Creek*~~	~~442~~	~~407~~	~~12617 - 118th Avenue NW~~
~~Purdy~~	~~508~~	~~444~~	~~13815 - 62nd Avenue NW~~
~~Vaughn*~~	~~480~~	~~472~~	~~17512 Hall Road KPN~~
~~Voyager~~	~~461~~	~~516~~	~~5615 Kopachuck Drive NW~~
~~Middle School~~			
~~Goodman~~	~~567~~	~~612~~	~~3701 - 38th Avenue NW~~
~~Harbor Ridge~~	~~513~~	~~581~~	~~9010 Prentice Avenue~~
~~Key Peninsula*~~	~~459~~	~~543~~	~~5510 Key Peninsula Hwy KPN~~
~~Kopachuck~~	~~513~~	~~624~~	~~10414 - 56th Street NW~~
~~High School~~			
~~Gig Harbor~~	~~1,296~~	~~1,605~~	~~5101 Rosedale Street~~
~~Henderson Bay~~	~~216~~	~~219~~	~~14105 Purdy Drive NW~~
~~Peninsula~~	~~1,056~~	~~1,381~~	~~3510 Grandview Street~~
~~TOTAL~~	**~~8,217~~**	**~~9,049~~**	

~~* school is located outside of community plan area~~

~~Peninsula School District's Capital Facilities Plan for 1999-2005 provides for the construction of an additional elementary school with a capacity for 550 students, an additional middle school with a capacity for 650 students, and an additional high school with a capacity for 1,300 students. This will increase total capacity of the district by 2,500 in the year 2005. These additional facilities will address the current net capacity deficiency of -832 students as well as accommodate the projected demand for 905 additional students by the year 2005. The projected 2005 totals will be 9,954 enrolled students with a total capacity for 10,717, leaving a net reserve capacity for 763 students.~~

SECTION MOVED ~~LIBRARY SERVICES~~

~~The plan area is served by the Pierce County Library System. The library system is funded primarily through a property tax levy at a rate of 50 cents per $1,000. The Pierce County Capital Facilities Plan identifies a LOS standard for library space of .47 square feet per capita.~~

~~Although the system is not divided into service areas, branch libraries generally serve the surrounding area. The Peninsula Library is a branch library located within the southernmost city limits of Gig Harbor on Point Fosdick Drive NW between 45th Street Court NW and Harbor Country Drive NW just south of the Harbor Plaza shopping center. The branch has the~~

~~equivalent of 15.9 fully employed library staff. It has a total floor space of 15,214 square feet with 90,451 catalogued books. The total collection size is 130,890.~~

~~Peninsula Library is open 56 hours per week, but residents within the Pierce County Public Library service area may visit or check out materials at any library branch in the system. Interlibrary transfer of materials is available so that a patron can pick up requested material from the branch closest to home or work. Periodicals and other catalogued materials are available online on a computer database.~~

~~Description of Desired Conditions~~

~~Infrastructure and services are necessary to support and sustain a healthy level of growth and development while maintaining the quality of life in the community. The description of desired conditions articulates the level of service (LOS) of facilities and services that the community desires. The description of desired conditions provides direction to investors and decision-makers about what investments are desired and needed by the community. In most cases, the policies that are described in this section are directly based on the desired conditions that have been proposed by the citizens that live in the plan area. The community intends to ensure that the infrastructure, facilities, and services which are necessary to support development are adequate to serve new projects at the time the buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.~~

~~Urban Facilities and Services~~

Urban Facilities and Services

Urban services include, but are not limited to, transportation infrastructure (such as roads, sidewalks, street trees, street lighting), parks, sanitary sewage disposal, stormwater and surface water management systems, natural gas, and electrical service. Facilities are generally considered the physical structures in which a service is provided. One of the principal goals of the Growth Management Act (GMA) is for cities to provide compact Urban Growth Areas (UGAs) that accommodate the majority of growth and development in a community so that the necessary urban facilities and services are provided and delivered efficiently and cost effectively. Urban level facilities and services are permitted only within UGAs. Certain public facilities and services must be provided at a specific Level of Service (LOS), concurrently with development. This requirement is intended to ensure that development will not occur without the necessary infrastructure. The City of Gig Harbor and Pierce County share a variety of land use administration responsibilities in the UGA. ~~Currently,~~ In some cases, Pierce County's facility and service standards differ significantly from the ~~c~~City's standards. Citizens are faced with an uncertain development pattern, developers are challenged with a burdensome administrative process, and the affected government officials have difficulty administering the regulations. The community plan offers a framework that would provide for consistent facility and service standards in the UGA for both Pierce County and the City of Gig Harbor. Developers and property owners are typically required to construct the necessary infrastructure or provide a

fee to compensate for their fair share of facilities and services (as associated with a proposed building or development permit) that are necessary to maintain an established LOS (as defined by Pierce County). This LOS standard for public facilities is identified in the Capital Facilities Element of the Comprehensive Plan.

The Urban Growth Area is intended to accommodate the majority of new growth and development in the community plan area. It is important, therefore, that the majority of public expenditures for urban facilities and services should also be directed to the UGA. Urban levels of service should be required as a component of all new development in the UGA. Pierce County should ensure that new development supports the costs associated with public facility and service expansions that are made necessary by each development project. The UGA should not exceed a size that can be serviced by the urban facilities and services that exist or can be provided within a 20-year planning horizon. Prior to expanding the UGA, it must be demonstrated that adequate public facilities and services can be provided for each public facility and service. In the future, the City of Gig Harbor will annex the UGA. Because the UGA will ultimately become part of the City of Gig Harbor, the ~~c~~City may impose its standards for outside utility contracts for those properties that will connect to the ~~c~~City's public utility systems.

~~Rural Facilities and Services~~

Rural Facilities and Services

Rural facilities and services generally include the same infrastructure as urban facilities and services, but at lower service levels. A notable exception to this applies to sanitary sewer. Sanitary sewer facilities are considered an urban service and are specifically prohibited from locating in rural areas or extending into rural areas except under certain circumstances. Other facilities and services may locate in rural areas, but not at urban levels of service. As with facilities and services in the UGA, facilities and services in the rural area shall be in place as impacts associated with development occur. The LOS standard for public facilities is identified in the Capital Facilities Element of the Comprehensive Plan.

Urban levels of service should not be permitted outside of the City of Gig Harbor's UGA. Development that requires infrastructure that meets or exceeds adopted levels of urban services should not be permitted in the rural area. Sewer interceptors and sewer connections from interceptors shall extend only into the rural area where sewer service will remedy groundwater contamination or other health problems, as determined by the local Health Department, by replacing septic systems and community on-site sewage systems. Urban development standards, such as curbs, gutters, sidewalks, and street lighting, shall be optional amenities that may be used in the rural area at the discretion of the landowner.

~~TRANSPORTATION~~

TRANSPORTATION

The transportation system on the Gig Harbor Peninsula generally reflects the area's rural past and varied topography. The road system is primarily made up of two lane roads that are aligned based upon topography and other environmental constraints. The road network does not follow a grid pattern. The primary route into and out of the community plan area is ~~State Route~~ 16. This state highway runs northwest to southeast through the approximate center of the plan area from the Kitsap County line to the Tacoma Narrows Bridge. With the completion of the second span of the Tacoma Narrows Bridge in 2007, and southbound bridge tolling on the new span to help repay the costs of construction, travel between the Gig Harbor Peninsula and City of Tacoma is convenient and fast. However, bridge tolls have likely contributed to traffic volumes leveling off: in 1990, 66,000 vehicles crossed per day; in 2000, 88,000 vehicles crossed per day; and in 2016, 83,000 vehicles crossed per day. Such factors have resulted in major changes in travel and living patterns in Gig Harbor.

A series of east-west oriented County and ~~c~~City arterial roadways connect the local road network to the highway. These connecting arterials include 14th Avenue/Stone Drive NW, Olympic Drive NW, Wollochet Drive NW, Burnham Drive NW, Borgen Boulevard/Sehmel Drive NW, and ~~State Route~~ SR 302 (Purdy Drive).

No rail service exists in the plan area~~ and transit bus service is minimal~~. Transit bus service is provided by Pierce Transit~~ and is oriented primarily to weekday commuters travelling to and from work or school in Tacoma and Seattle~~, for both through regular service in Gig Harbor and through commute service to Tacoma. ~~No weekend service is provided. Three commuter routes serve the area. Two of these routes provide outbound morning (5 a.m. to 8 a.m.) and inbound evening service (4 p.m. to 6:30 p.m.) service only.~~ Two intercity routes operate, with one picking up and dropping off passengers at two park and ride facilities adjacent to ~~State Route~~ 16, and the other traveling on local roads in the UGA. Both services terminate in Tacoma. ~~The third route operates hourly providing service to and from Tacoma Community College in Tacoma and various locations in the City of Gig Harbor~~ The local service travels from Uptown Gig Harbor Shopping Center to Borgen Boulevard.

Freight service is provided almost exclusively by tractor-trailer truck. A general aviation airport (Tacoma Narrows Airport) exists in the community plan area and provides for some limited freight and passenger service into and out of the community. The airport is primarily oriented to service the needs of ~~the~~ small private plane owners and meets a very small percentage of the community's transportation needs.

~~Nonmotorized~~ Active transportation facilities, such as sidewalks and bikeways, are ~~very~~ limited in the community. The sidewalk facilities that are present are located primarily within the City of Gig Harbor or within its Urban Growth Area. Bicycle facilities and multi-use trails include the Cushman Trail between the Narrows Bridge and Borgen Boulevard as well as various on-street bike lanes within the City. Other trails in the area are limited to soft surface recreational trails

within parks. There are few sidewalks on County roadways and shoulder width varies, with many roads having little or no paved shoulders. The lack of ~~nonmotorized~~ active transportation facilities and ~~minimal~~infrequent transit service results in the community being extremely dependent upon privately owned motor vehicles to meet daily transportation needs.

Traffic increases on area roadways have been fueled by residential and commercial construction growth. Most County roadways on the Peninsula have seen modest growth since adoption of the plan, with higher growth in the northern part of the plan area, corresponding to land development growth. Traffic counts are regularly collected by the County. The following table shows increases on some of the County roadways in the area.

Table E-9: Traffic Increases on Select County Roadways

Location	2001 Daily Traffic	2018/19 Daily Traffic	Percent Growth
Peacock Hill Avenue NW south of 144th Street NW	2,875	4,875	70%
Sehmel Drive NW west of 70th Avenue NW	2,075	4,000	93%
Wollochet Drive NW northeast of Fillmore Drive NW	7,150	8,725	22%
40th Street NW west of Wollochet Drive NW	13,925	15,400	11%

The transportation system on the Gig Harbor Peninsula should be improved and continue to develop such that it can accommodate existing and future volumes while minimizing the physical impacts of new road construction on the natural environment. The community also desires to improve ~~nonmotorized~~ active transportation opportunities by providing a system of sidewalks, pathways, trails, and bicycle routes throughout the plan area. The policies in the community plan call for improving transportation system concurrency and ensuring greater equity in the funding and construction of facilities necessary to support growth by evaluating and modifying the method in which transportation impacts are assessed. Policies also call for the construction of new roadways to be in greater harmony with the natural environment. Policies are also proposed which strongly encourage the development of ~~nonmotorized~~ active transportation opportunities within and adjacent to new development and along new and reconstructed public roadways. A series of modifications to the project recommendations of the Transportation Element of the Pierce County Comprehensive Plan are ~~also proposed~~included in the Community Plan, and ~~which~~ are intended to improve traffic circulation and safety within the community. See the Transportation Project Recommendations Map (Comprehensive Plan Transportation Element Map 12-28).

The Transportation Project Recommendations found in the map and the tables in ~~T~~the Transportation Element ~~Appendix D~~ of the Comprehensive Plan address both County roads and State highways. The recommendations for County roads are intended to directly affect the programming of projects in the County's Six-Year Transportation Improvement Program and

resulting implementation. The State highway projects found in the Community Plan can be viewed as advisory recommendations, but are not part of the State's planning process. It should be noted that the State highway recommendations in this Community Plan are not completely consistent with those found in Washington's Transportation Plan. The inconsistent recommendations can be viewed as a message from the community to the State concerning which projects might be appropriate to consider in subsequent updates of Washington's Transportation Plan. ~~A listing of the State Highway System Plan projects is being added to the Pierce County Comprehensive Plan as part of the 2001 plan amendment that will bring the Transportation Element in compliance with the requirements of HB1487. Future updates of the Gig Harbor Peninsula Community Plan should consider the Comprehensive Plan amendments.~~

~~PARKS AND RECREATION~~

PARKS AND RECREATION

Prior to 1958, the Metropolitan Park District of Tacoma provided most of the park facilities and recreation programs throughout Pierce County. In 1958, the Board of Pierce County Commissioners created the Department of Parks and Recreation for Pierce County. At ~~this~~ that time, several park sites outside the City of Tacoma were conveyed to Pierce County. ~~The Pierce County Parks Department continued to grow in the 1980s and 1990s and established many recreational programs such as the All Abilities Camp, Sound to Narrows Race, mobile recreation, ski school, martial arts, aerobics, Tour de Pierce, Carless Commute, Cooperative Playshops, and sports leagues.~~

In 2004, the Peninsula Metropolitan Park District (PenMet Parks) was formed to serve the Gig Harbor community. In addition to PenMet Parks, the City of Gig Harbor, Pierce County, and Washington State Parks also provide park facilities and recreation programs in the Gig Harbor Peninsula Community Plan area. More information about the community plan area's parks capital facilities and services can be found on the individual park provider websites including at penmetparks.org.

The Pierce County Comprehensive Plan contains general policies that serve as a guide for future development of park and recreation facilities in the County. These policies cover a range of issues including the responsibility for providing of parks, technical assistance, and location criteria for new parks. ~~Section 19A.20.090 of the~~ The Comprehensive Plan states that the primary reliance is upon cities and towns and special purpose districts to provide local park facilities and services appropriate to serve local needs. The location criteria for park and recreation areas states that new parks must be located on public roads. If a park is located in an urban area then urban services need to be available. Open space passive recreation parks should be located on land offering significant environmental features.

~~The Pierce County Comprehensive Park, Recreation, and Open Space Plan (referred to as the Parks Plan) provides general direction and guidance for both facilities and programs. The Parks Plan does not contain project specific plans for the County's park properties.~~

~~In 1994, Pierce County adopted a Comprehensive Park, Recreation, and Open Space Plan for the Gig Harbor and Key Peninsulas. This plan is often referred to as the Draggoo Study. The primary goals of this plan were to:~~

- ~~Provide a full range of park and recreation services for all age groups and interests.~~
- ~~Provide and support an efficient management structure that preserves local control and provides a system approach to the provision of park and recreation services.~~
- ~~Reduce the burden on schools in providing for community recreation needs.~~
- ~~Preserve and protect important natural areas for parks, trails, open space and shoreline use.~~
- ~~Develop and support a broad and reliable funding base to support plan implementation and long-term provision of park and recreation services.~~
- ~~Ensure that recreation program needs are met within the Gig Harbor Peninsula.~~

~~The 1994 plan specifically addressed and made recommendations for levels of service for neighborhood parks, school parks, community parks, natural open spaces, regional parks, and special use areas such as boat launches, shoreline access points, trails, indoor recreation spaces. Pierce County did not implement this park and recreation plan, principally because the LOS standards recommended in the plan were greater than described in the Countywide Capital Facilities Plan.~~

PenMet Parks District 2018 Comprehensive Parks, Recreation & Open Space Plan (Parks Plan) is a six-year guide and strategic plan for enhancing park and recreation amenities for the community. The Parks Plan establishes goals, recommendations, and actions for developing, managing, and maintaining high quality parks, trails, facilities, and recreation programs across PenMet Parks District. The Parks Plan contains a six-year Capital Facilities Plan. The primary goals of the Parks Plan are:

1. To provide park and recreation opportunities for our constituents through partnerships with Peninsula School District, City of Gig Harbor, Pierce County, Washington State, Key Peninsula Metropolitan Park District, and other public agencies or private organizations.
2. To acquire land, facilities, and other park assets necessary to provide high quality recreational opportunities. To employ a decision-making process that is transparent, predictable, and consistent with community planning.
3. To build and maintain high quality facilities consistent with community planning.
4. To preserve open space consistent with community planning.
5. To facilitate or provide diverse recreation opportunities for all members of our community.
6. To ensure the District's ability to provide high quality operations and maintenance within taxing authority. To maximize the use of tax revenues by using other resources such as grants, user fees, and volunteers. To create and manage reserves for contingencies and capital projects. To manage endowments for maintenance, operations and other designated purposes.

7. Provide parks and recreation facilities and programs that contribute significantly to the health and well-being of our community.
8. Connect and expand the system of bicycle, walking and hiking trails across the Peninsula using regional, local and park trails.

The Gig Harbor Peninsula Community Plan area contains a variety of park and open space sites. Table E-109 describes ~~R~~regional ~~P~~park and recreation sites located in the community plan area ~~that are accessible for use~~. See also Map A-~~5~~6: Existing Parks and Recreation.

Table E-~~19~~10: ~~Pierce County~~ Regional Park and Recreation Sites

Site*	Classification	Acres	Activity/Facilities
Towhead Island Boat Launch	Special Use	1	One-lane launch ramp, 8 undeveloped parking spaces, saltwater beach access, diving access
Fox Island Fishing Pier	~~Special Use~~ Regional Park	~~5.5~~ 9.1	Fishing Pier, saltwater beach access, restrooms
Crescent Lake Park	Special Use	2	Boat launch, freshwater access
Cushman Power Line Trail	Trail	~~9.45~~ 13.8	Walking, jogging, biking trail (funding secured for paved trail - year 2000)
Sunrise Beach Park	~~Resource Activity~~ Regional Park	~~82~~ 77.6	Caretaker residence, upland residence, shoreline access, open space, beach, walking trails
Narrows Park	~~Resource Conservancy~~ Regional Park	~~36~~ 34.3	Caretaker residence, vacant house, shoreline access
Fox Island Ferry Landing	Special Use	0.5	Saltwater beach access, no off-street parking
144th Street Site	Special Use	40	Forest tract, undeveloped
Peninsula Gardens	Regional Park	10.6	Undeveloped site
Hales Pass Community Center	Neighborhood Park	3.8	Sports facilities, picnic shelter
Sehmel Homestead Park	Regional Park	97	Sports facilities, playground, picnic shelter, outdoor amphitheater, garden, walking and biking trails, event venue
Rosedale Playfield & Tennis Courts	Neighborhood Park	2.7	Tennis courts, event venue
Harbor Family Park and Knight Forest	Natural Area	37.5	Walking trails
Kopachuck Heights	Natural Area	17.8	Undeveloped site
Maplewood	Natural Area	36	Undeveloped site
McCormick Forest Park	Natural Area	109.7	Walking trails

Site*	Classification	Acres	Activity/Facilities
Peters Pond Natural Area	Natural Area	0.93	Undeveloped site
Tacoma DeMolay Sandspit Nature Preserve	Natural Area	5.1	Picnic tables
Wollochet Bay Estuary Park	Natural Area	21.5	Undeveloped site
Cedrona Bay Boat Launch	Special Use	0.3	Gravel drive to beach, undeveloped site
Madrona Links Golf Course	Special Use	79.7	Golfing
Peninsula Joint Use Recreation Area	Special Use	9.2	Track & field facilities, bleachers
Rotary Bark Park	Special Use	94.9	Off-leash dog area, walking trails
Tubby's Trail Dog Park and Trailhead	Special Use	10.2	Off-leash dog area

Sources: PenMet Parks District 2018 Comprehensive Parks, Recreation & Opens Space Plan.
~~*Accessible for use~~

~~The Gig Harbor Peninsula also includes some County park land that is not fully developed. It is likely that these sites may be transferred to a local park and recreation district in the future. Table E-7 describes Pierce County regional parks and nature areas that are not fully developed.~~

Table E-11 describes PenMet Parks District LOS for specific categories of parks. To maintain the level of service for future populations, PenMet Parks will need to acquire an additional 52.1 acres of parkland by 2035.

Table E-~~14~~11: PenMet Parks Level-of-Service

Classification	Acreage	LOS
Regional	247.4	6.6 acres per 1,000 population
Neighborhood	60.3	1.6 acres per 1,000 population
All Parks Total	**307.7**	**8.2 acres per 1,000 population**

Table E-~~15~~12 describes ~~categories of Pierce County park land and recreational facilities in the plan area. The information includes the County-wide LOS and~~ the community plan area LOS for ~~each category~~ specific categories of parks. ~~By comparing the County-wide LOS with the community plan LOS, any reserve or deficiency for each park or recreation category in the Gig Harbor Peninsula Community Plan area is illustrated.~~

Table E-~~2012~~: ~~Pierce County Regional~~ Community Plan Park and Facility Level-of-Service

Classification	~~County-Wide LOS~~	Community Plan ~~Area~~ LOS	~~Net Reserve or Deficiency~~
Park Land			
Land – Resource Conservancy	~~2.2 acres per 1,000 population~~	1.1 acres per 1,000 population	~~-1.1 acre per 1,000 population~~
Land – Resource Activity	~~2.6 acres per 1,000 population~~	2.8 acres per 1,000 population	~~+0.2 acre per 1,000 population~~
Land - Special Use	~~0.9 acres per 1,000 pop.~~	0.4 acres per 1,000 pop.	~~-0.5 acre per 1,000 pop.~~
Land – Linear Trail	~~0.76 acres per 1,000 pop.~~	0.74 acres per 1,000 pop.	~~-0.2 acre per 1,000 pop.~~
Recreational Facilities			
Courts, fields and Play Areas	~~0.02 areas per 1,000 per population~~	2.2 areas per 1,000 population	~~+2.1 areas per 1,000 population~~
Multipurpose Trails	~~0.99 miles per 1,000 population~~	0.13 miles per 1,000 population	~~-0.86 miles per 1,000 population~~
Picnic and Camping Areas	~~1.0 areas per 1,000 population~~	0.1 areas per 1,000 population	~~-0.9 areas per 1,000 population~~
Boat Launch Ramps	~~0.01 ramps per 1,000 population~~	0.2 ramps per 1,000 population	~~+0.19 ramps per 1,000 population~~

~~Parks~~

Pierce County should ~~continue to function as the regional park provider on the Peninsula and~~ work with the City of Gig Harbor, PenMet Parks, and the community in their efforts to provide an extensive system of community and neighborhood parks. There is a strong desire to have more neighborhood and community level parks (that contain sport fields, trails, and playgrounds) spread evenly throughout the community plan area. There is also a strong community desire to have more regional parks that provide access to the marine shoreline. These waterfront parks should include a range of facilities such as providing shoreline access at the end of County roads or boat launches with marine floats and associated parking and restroom facilities.

New park areas should be located, designed, and maintained to meet the needs of the community. It is important that neighborhood and community parks be located within walking distance of residential neighborhoods and connected, whenever possible, by nonmotorized transportation trails which serve pedestrians and bicycles. These park areas should create a balance between active recreation uses, passive recreation uses, and natural open space areas and, when possible, incorporate historical or educational components.

Finding funding sources for acquisition and maintenance of new park facilities is a challenge. However, when properties suitable for parks or trails become available, they should be purchased and put in trust for future development. Existing County-owned land (including road

ends at the shoreline) should be reviewed to determine if any portion of these parcels is suitable for parks. Public and private partnerships for development of parks should be encouraged and, where feasible, incorporated into community development projects. Pierce County should enter into a partnership with ~~the Peninsula Park and Recreation District~~ PenMet Parks to pursue community and neighborhood park facilities. Specific funding mechanisms for acquisition, development, and maintenance of neighborhood and community parks, such as instituting a fee-in-lieu of the park land dedication or a development impact fee, should be provided. An adequate amount of land within new subdivisions and existing neighborhoods to meet the non-organized recreational needs of residents should be provided. The LOS for parks on the Gig Harbor Peninsula should be ~~consistent with~~ at or above the County~~-~~wide LOS as described in the current Capital Facilities Plan. Existing parks and any new park or trail sites that are acquired should be adequately protected, through a conservation easement or covenant, so that they will remain in such capacity in perpetuity.

~~Specific Park Acquisition Sites~~

Specific Park Recommendations

The community has identified the following sites as potential park and recreation facilities. The size of the site, location, ~~ownership,~~ and recommended use of each property are provided. All park and recreation providers, including Pierce County, the City of Gig Harbor, ~~the Peninsula Park and Recreation District~~ PenMet Parks, and other private organizations, should strive to acquire and/or improve property for parks, trails, and open space before the properties become cost-prohibitive for parks and recreation use. The potential ~~acquisition~~ park improvement sites that are identified are not listed in order of priority.

Also, see Map A-~~6~~7: Park Acquisition Recommendations and Map A-~~7~~8: Proposed Trail System.

Table E-~~18~~13: Park Acquisition/Improvement Recommendations

Site*	Acres	Location ~~– *Ownership*~~	Recommended Use
Crescent Ridge Trails (previous known as the Pope Resources site)	1,000	North of Drummond Road, generally between Crescent Valley Drive and Hallstrom Drive - ***Gaines Investment Trust***	Hiking, off-road biking and equestrian trails, active recreation, passive recreation, open space
~~Maplewood Beach~~	~~80~~	~~East of 14th Ave. NW on Colvos Passage – *DNR*~~	~~Shoreline access, passive recreation~~
~~56th Street NW site (Kopachuck site)~~	~~20~~	~~East of Voyager Elementary – *DNR*~~	~~Active recreation~~
~~Sehmel Homestead~~	~~98.6~~	~~SE corner of Sehmel Road and 78th - *Sehmel Family Trust*~~	~~Active recreation, passive recreation~~
Artondale pasture site	34	SW corner of Wollochet and 40th Street NW ~~– *Graham*~~ ***GGHF***	Active recreation

Site*	Acres	Location ~~– *Ownership*~~	Recommended Use
~~Upper Cromwell forest site~~	~~40~~	~~NE corner of 70th Ave. and 32nd Street – *Knight*~~	~~Active recreation~~
~~Fox Island sand spit~~	~~5~~	~~NW tip of Fox Island sand spit - *Tacoma Demolay Boys Camp*~~	~~Saltwater park, shoreline access~~
Tacoma – Lake Cushman Transmission Line (Trail extension)	NA	Right-of-way easement from Gig Harbor City limits to Purdy - ***Tacoma City Light***	Extend existing trail on right-of-way from Gig Harbor City limits to Purdy shoreline
Tacoma- Lake Cushman Transmission Line (Narrows Shoreline)	32.9	Point Evans, end of 29th Street NW - ***Tacoma City Light***	Shoreline access at Tacoma Narrows.
Towhead Island Boat Launch	0.2	Fox Island Bridge– ***Bureau of Land Management***	Rehabilitate parking lot and launch ramp. Acquire adjacent land for parking.
East Gig Harbor Boat Launch	0.5	Randall Street road end - ***Pierce County Public Works***	Existing two-lane launch ramp. Acquire adjacent land for parking.
Horsehead Bay Boat Launch	0.5	36th Street NW road end– ***Pierce County Public Works***	Existing one-lane launch ramp. Acquire adjacent land for additional ramp and parking area.
East Wollochet Bay Boat Launch		Berg Drive NW road end - ***Pierce County Public Works***	Existing one-lane launch ramp. Acquire adjacent land for additional ramp and parking spaces.
Fox Island Boat Launch (Cedrona Bay)		located at intersection of Leschi and 13th Avenue~~.~~ - ***Pierce County Public Works***	Primitive one-lane ramp. Acquire adjacent land for additional launching ramp, parking, and picnic area.
Hales Passage Shoreline Access		97th Avenue NW road end - ***Pierce County Public Works***	Shoreline access. Provide parking area.
Carr Inlet foot access		Kamus Lane road end - ***Pierce County Public Works***	Shoreline access. Provide parking area.
Rosedale Street road end		Rosedale Street road end - ***Pierce County Public Works***	Shoreline access. Provide parking area.
Lay Inlet foot access		85th Street NW road end - ***Pierce County Public Works***	Shoreline access. Provide parking area.
West Wollochet Bay (Mossyrock Landing)		37th Street NW road end - ***Pierce County Public Works***	Boat launch. Provide additional parking area.

Site*	Acres	Location ~~– *Ownership*~~	Recommended Use
Purdy Business District Boardwalk		North end of Henderson Bay near the Purdy Bridge ***Various Ownership***	Acquire tidelands to accommodate a boardwalk
Eagles Ridge		116 acres between Tacoma Narrows Airport and Narrows Park. Parcels 0221294025, 0221332008, 0221321000, 0221332007 **Soundbuilt Homes**	Acquire 116 acres for recreation, waterfront, expansion of Narrows Park
Cushman-Pierson Connection/Extension		PenMet Parks (Tubby's Trail) Pierce County Works (roadways) WSDOT (H-16 24th Street Interchange)	Connect existing Cushman Trail near 14th Avenue to Tacoma Narrows Bridge (eastbound)
New Cushman Phase 5 Route		Cushman Power Line plus various properties and roadsides **TPU, WSDOT, PC PW, City GH**	Connect northend of existing Cushman Trail (currently Borgen Boulevard) to Kitsap County Line
Pierce County Transfer Station		14515 54th Avenue NW Parcel # 0122134000 **Pierce County**	Lease for recreation per WA State Post Closure Reclamation Plan

*Not in order of priority.

Parking areas near boat launch sites are very limited in the plan area. The community has identified the following sites for potential acquisition. All of the properties could accommodate vehicles and boat trailers and several of the sites could provide additional amenities such as picnic tables and restrooms. The potential acquisition sites that are identified are not listed in order of priority.

Table E-~~21~~14: Boat Launch Parking Lot Acquisition Recommendations

Site	Location	Acres	Other Comments
East Gig Harbor	8815 Youngs Landing Road Parcel # 0221052067	0.29	Vacant corner lot - wooded - short walk to boat launch.
West Lay Inlet (85th Street NW road end)	8611 – 89th Ave~~.~~nue NW Parcel # 4435000328	0.38	Vacant parcel~~s~~ adjacent to shoreline and road end. State owned tidelands
	~~8609 – 89th Ave. NW Parcel # 4435000327~~	~~0.37~~	
~~East Lay Inlet (Rosedale Street road end)~~	~~8808 Olympic View Drive Parcel # 6535000020~~	~~0.36~~	~~Corner lot - Small residence. Short walk to road end. State owned tidelands.~~
Horsehead Bay	10716 ~~–~~36th Street NW Parcel # 0121218045	2.26	Adjacent vacant site~~s~~. Has potential for multi-use park.

Site	Location	Acres	Other Comments
	3508 Horsehead Bay Road NW Parcel # 0121218044	2.26	Short walk to launch ramp.
	10702 36th Street NW Parcel # 0121218058	2.80	
	4083 Horsehead Bay Road NW	2.75	
Hales Passage (97th Street Road end)	3307 ~~–~~97th Avenue NW Parcel # 0121223008	0.48	Vacant corner lot - short walk to road end~~.~~ with medium bank water access.
~~East Wollochet Bay (Berg Drive NW)~~	~~4312 Berg Drive~~ ~~Parcel # 0221311050~~	~~0.26~~	~~Vacant corner lot. Short Walk to boat launch.~~
	~~821 Berg Court NW~~ ~~Parcel # 0221311049~~	~~0.49~~	~~Vacant lot. Short Walk to boat launch. (these sites are not abutting)~~
West Wollochet Bay (37th Street NW) (Mossback)	~~5515 – 37th Street NW~~ ~~Parcel # 0121244078~~	~~1.22~~	~~Vacant lot. Short walk to boat launch.~~
	3716 Moose Trail Road Parcel # 0121244082	0.28	Vacant lot. Short walk to boat launch.
	3704 Moose Trail Road Parcel # 0121244083	0.16	Vacant lot. Short walk to boat launch.
Towhead Island (Fox Island)	226 – 3~~rd~~rd Court FI Parcel # 3970000740	0.67	Vacant corner lot. Short walk to boat launch
Cedrona Bay (Fox Island)	1090 ~~–~~ 13th Avenue FI Parcel # 0220071012	6.3	Vacant lot. Potential for waterfront multi-use park. Adjacent to launch.
	1091 ~~–~~13th Avenue FI Parcel # 0220071047	1.4	Vacant lot. Short walk to boat launch

*Not in order of priority.

~~RECREATION~~

RECREATION

Recreation is the active use of a park or facility or passive use of a walking trail or nature area. Recreational programs often serve as a mechanism for community pride and interest. Within the community, there is a desire for more recreational facilities and programs. Additional recreational programs should be established and include: sport courts, softball and baseball fields, a swimming pool, and trail systems for horseback riding, bike riding, and walking. Recreational programs and facilities should be designed to be flexible in accommodating new recreational opportunities that may arise in the future (i.e., skateboarding and rollerblading~~.~~).

The development of a community-based sports complex to reduce dependence upon County, ~~c~~City, and school district facilities should be pursued.

~~Specific Recreation Improvements~~

Specific Recreation Improvements

Additional recreation facilities are desired in the community. As the population of the plan area increases, more pressure will be placed on the existing park and recreation providers (such as the public schools) to provide facilities for organized recreation. Table E-~~22~~15 provides a list and needs analysis of PenMet active recreational facilities ~~that the various park and recreation providers in the community should consider providing~~. This list does not attempt to prioritize the various needs.

Table E-~~22~~15: PenMet Active Recreational Facilities Inventory and Needs Analysis

Facility Type (1)	~~1994~~ 2018 Inventory	Recommended Standard (2)	Recommended Facilities by Standards	Number of New Facilities Needed
Senior Baseball Fields	3.0	1 : 10,000	4.9	~~2~~ 1.9
Youth Baseball Fields	~~30~~16.0	1 : ~~1,000~~ 2,500	19.7	~~22~~ 3.7
Softball Fields	~~2~~4.0	1 : ~~12,000~~ 7,500	6.6	~~2~~ 2.6
Soccer Fields	~~17~~10.8	1 : ~~2,000~~ 3,500	14.1	~~9~~ 3.3
Football Fields	3.5	1 : ~~14,000~~ 11,000	4.5	1.0
Tennis Courts	~~13~~16	1 : ~~1,800~~ 2,700	18.3	~~16~~ 2.3
Pickleball	9.5	1 : 2,700	18.3	8.8
Playgrounds	7.8	1 : 3,000	16.4	8.7
Spray Parks	0.0	1 : 15,000	3.3	3.3
Indoor Swimming Pools	~~2~~3.0	110 sq. ft. : 1,000	4.0	~~2~~ 1.0
Gymnasium ~~Space~~Courts	~~12.5~~19.5	1 ~~court per~~ ~~3,000~~: 2,400	20.5	~~5~~ 1.0
Boat ~~Launch~~ ~~r~~Ramps	~~7~~6.0	1 : ~~2,500~~ 5,000	9.9	~~14~~ 3.9
Sand Volleyball	2.0	1 : 7,500	6.6	4.6
Amphitheater	~~0~~1.0	1: 25,000	2.0	~~2~~ 1.0
2017 Gig Harbor Peninsula Population		49,314		

(1) The facility type category includes a variety of public and private recreational facilities that are provided throughout the community. Some of these facilities (such as school district fields) may be not be accessible to the general public at various times.

(2) The recommended standard is a ratio of the number of facilities needed for the given population~~. The 2017 population on the Peninsula at a growth rate of 2.38 percent is estimated to be 52,222.~~

Sources: PenMet Parks District 2018 Comprehensive Parks, Recreation & Opens Space Plan.

~~Sanitary Sewer and Wastewater~~

Sanitary Sewer and Wastewater

Sewage disposal service is provided to approximately ~~3.7~~ 6.1 square miles of the plan area by the City of Gig Harbor. The ~~c~~City currently provides sewage disposal service to ~~122~~ 150 accounts outside its city limits. The majority of these accounts are located within the designated UGA boundary. ~~One of these accounts includes a community septic system servicing 13 residential customers. The Washington Corrections Center for Women at Purdy and the Canterwood development are also included and counted as two individual accounts.~~ The plan area outside the City of Gig Harbor's service area utilizes septic drainfields for sewage disposal.

~~The Gig Harbor wastewater treatment plant is an activated sludge plant, designed to treat a flow of 0.7 MGD (millions of gallons per day) and an organic loading of 1800 lbs. BOD_5/day (Biological Oxygen Demand – 5 day). The treated effluent is discharged into Gig Harbor via a submarine outfall pipe. Current plans by the City of Gig Harbor provide for an expansion to 1.6 MGD to serve a population of 16,000 by approximately 2002.~~

~~The existing collection system includes nine pump stations. Six were built in 1973-74 when the original sewer system was constructed. In 1980, as part of the annexation of the Olympic Village commercial area, a seventh pump station was constructed. An eighth pump station was constructed in 1984 as part of a community drainfield system for 20 lots, and the ninth pump was built in 1989 to serve a basin south of the City of Gig Harbor previously developed on septic drainfields.~~

The City of Gig Harbor provides the only sanitary sewer service in the plan area, with the City's Wastewater Basin encompassing all of the Urban Growth Area. Although Pierce County provides the majority of sewer service throughout the County, the County has no plans to provide sewer service on the Gig Harbor Peninsula. Because the City is not required to provide sewer service outside city limits, special conditions are applied through Gig Harbor Municipal Code Title 13. Property owners can request to have their property connected to the City's sewer system, provided that they comply with the City's Title 13 conditions.

Pierce County should continue to advise applicants seeking County building or development permit approval in the UGA to contact the City of Gig Harbor early in the permit review process for information on ~~c~~City contracted requirements and utility construction standards. A major goal of sewage system regulations is to prevent new permanent on-site and community septic systems within the UGA~~;~~, however, interim on-site septic systems may be allowed when sewer is available, but the ~~c~~City of Gig Harbor does not provide service. Projects that utilize interim on-site septic systems should be designed to connect with sewer facilities as they become available in the future.

~~STORMWATER~~

STORMWATER

As natural vegetative cover is replaced with development, surface water runoff (stormwater) tends to increase both in volume of runoff and rate at which the water drains off the land. Stormwater that has not been properly addressed can result in flooding, water quality and habitat degradation, negative impacts to fisheries, and erosion. Stormwater related issues can be correlated to the amount of impervious surface within a watershed. Although total impervious surface area related to development is not the only factor in evaluating stormwater issues, it is a readily measurable indicator that can be correlated to stormwater problems by tracking trends as total impervious surfaces increase within a basin.

In the Gig Harbor basin, rainfall from small storm events would historically stay on site, being trapped in numerous small depressions and saturating the top several feet of soil. Flooding would only occur during larger storm events when the amount of water the land could naturally absorb was reached and water would be conveyed downstream. As development occurs, many small depressions are graded smooth and the top several feet of soil is removed or compacted. The ability of the land to contain the smaller storm events is eliminated and, subsequently, flooding occurs during even the smallest storms.

Stormwater from impervious surfaces is typically concentrated in higher density residential developments, commercial sites, and in industrial areas, but any road, roof, or compacted turf can add to the level of impervious cover in an area. Any impervious surface can contribute a variety of pollutants to the surface water~~,~~; ~~but~~ however, typically, commercial areas have higher concentrations of ~~the~~ metals, oil, petroleum, and other compounds tha~~n~~t runoff from other surfaces. Many of the fluids and metals that are produced by cars have a higher toxicity than pollutants from other sources. In addition, paved surfaces can increase the speed and amount of water leaving a site. This increases the size of the drainage systems needed to accommodate the additional flow.

Pierce County has a National Pollutant Discharge Elimination Municipal System permit with the Washington State Department of Ecology. This is Pierce County's permit to discharge stormwater to waters of the state. In order to receive coverage by ~~gain~~ this permit, Pierce County has had to institute the following programs to guarantee the quality of that stormwater.

- Stormwater Management & Site Development Manual – provides ~~guidance on reducing stormwater flows and erosion from new construction~~ minimum requirements for stormwater control for all new development and redevelopment, and a menu of Best Management Practices to satisfy those requirements.
- ~~Best Management Practices Manual – provides guidance on ways in which existing businesses and residences can reduce or prevent pollution.~~
- Illicit Discharge Ordinance – Makes it illegal for any business or individual to cause Pierce County to violate its permit. It includes an inspection program.

Many of the existing surface water runoff problems in the community are the result of development that occurred under the County's previous site development regulations. Unfortunately, much of what appears to be "new" development now under construction was vested and, as such, reviewed and approved under ~~the~~ older site development regulations.

Accommodating new growth is important, but also of equal value is the need to maintain the natural hydrologic conditions and functions in the watershed. As new development occurs in the future, the County should strive for ~~near~~ zero change in hydrologic function on the property (i.e., no increase in peak flow or volume of runoff or erosion from the site.) The County should explore future revisions to the existing stormwater regulations ~~which~~ to further reduce and/or eliminate the negative impacts of current development practices on the aquatic environment. New development should be designed in such a manner that surface water runoff will not increase beyond the existing condition. Low impact development techniques, such as preserving native vegetation, limiting impervious areas, and implementing surface water best management practices for pollution prevention, should be used to achieve this goal.

Many of the stormwater problems in the plan area will be reduced if Comprehensive Plan and community plan policies ~~described in the Facilities and Services Element~~ are implemented along with the design standards from Pierce County's Stormwater and Site Development Manual. The community would like to see a variety of programs and regulations implemented on the Gig Harbor Peninsula including:

- Institute an Impervious Cover Reduction Program.
- Identify areas along roads as "No Spray" zones.
- Encourage establishment of commercial car washes with recycling systems.
- Encourage businesses that offer oil, antifreeze, solvent, and battery recycling.
- Discourage the following activities in areas not served by sewers: cement manufacturing, car washes, chemical manufacturing, electroplaters, food processors, glass products, industrial machinery and equipment, metal products, paper and pulp, petroleum products, printing, rubber and plastic products, wood products, recyclers, laundries and other cleaning services, businesses which offer pools and spas as amenities, hotels, hospitals, nursing homes, and schools.
- Identify opportunities in land use permitting processes to get dry wells retrofitted and other BMPs installed.
- Support educational programs on water quality for industrial and commercial property owners.
- Provide incentives to property owners who voluntarily implement BMPs.
- Implement and enforce Pierce County's Stormwater and Site Development Design Manual and Illicit Discharge ordinance.
- Establish educational and regulatory programs that will reduce the instances of improperly installed "spaghetti" drainage hose along shorelines.

The ~~proposed Surface Water Management program~~ Surface Water Improvement Program (SWIP) includes ~~6~~ three capital projects within the Gig Harbor Peninsula Plan area. Capital projects generally represent improvements and repair to existing drywells, ponds, culverts, fish ladders, floodproofing facilities, pipeline outlets, pipelines, raised roads, and habitat

acquisition. ~~The proposed financing of these capital projects is from the Surface Water Management Fund~~ SWIP capital projects may be funded by some combination of SWM Utility Service Charges, Real Estate Excise Taxes, grants, and other revenue sources. ~~Table E-22 describes capital facilities projects on the Gig Harbor Peninsula.~~

Table E-~~23~~16: Surface Water Management Planned Capital Projects

~~Projects for 2001-2006~~	
~~Crescent Creek Habitat Acquisition~~	~~Wollochet Creek Habitat Acquisition~~
~~McCormick Creek Fish Passage~~	~~Fox Island - 7th Avenue~~
~~Sylvia Lake Sediment Pond~~	~~Artondale Creek Habitat Acquisition~~

Projects for 2021-2025	
Purdy Creek Culvert Replacement at 144th St. NW	Purdy Creek Culvert Replacement at 160th St. NW
Parkview Point – Retrofit	

The following non-capital alternatives discuss strategies, programs, technologies, and other alternatives that do not require capital improvement projects to achieve the standards for Surface Water Management capital facilities LOS within the Gig Harbor Peninsula Community Plan area.

- Contract with private developers to provide increased capacity to accommodate existing capacity problems/mitigate existing drainage problems.
- Acquire flood prone properties and relocate or demolish structures within flood prone areas.
- Raise existing improvements above the 100-year flood plain.
- Preclude new construction, grading, and filling within 100-year floodplain.
- Proactively enforce standards for stormwater control on new developments.
- Restrict construction of certain types and sizes during the wet season (October-March).
- Lower costs to the Surface Water Management Utility for land acquisition by pursuing shared use of County-owned property for the construction of detention/retention facilities. In some instances, these facilities could be located in the existing County Park property and County Transportation Services Division facility property.
- Inspect and enforce the maintenance of private stormwater facilities. Require that these private facilities function as they were originally intended.
- Consider a requirement ~~of~~ or an incentive for retrofitting private stormwater facilities to bring these stormwater systems up to current standards over time.
- Promote coordination between Surface Water Management and Planning and ~~Land services~~ Public Works by involving Surface Water Management at an early stage in the project planning process and in the comprehensive planning process.
- Acquire, enhance, expand, or create wetlands for use in a wetland banking program.
- Utilize areas for pre-treated stormwater disposal in conjunction with wetlands creation.

~~Domestic Water~~

Domestic Water

The Department of Ecology issues water rights in Washington State. A water right is a legal authorization to use a certain amount of public water for specific beneficial purposes. State law requires every user of streams, lakes, springs, and other surface waters to obtain a water right permit unless they use 5,000 gallons or fewer each day. A water right will be issued only if it is determined that water withdrawal will not have a detrimental effect on other nearby wells. Water rights are based on anticipated average daily flows from the proposed use and are approved for a specified number of wells.

Currently within the ~~p~~Plan area, there are ~~92 small Group A water systems that have either 15 or more connections or serve 25 or more people per day for 60 or more days per year regardless of the number of connections. Forty-four separate water purveyors are responsible for operating these systems~~ 89 water systems (both Group A and Group B) operated by 12 different entities. ~~The three largest purveyors on the Peninsula are Washington Water Service Company (WWSC) at 21 square miles, City of Gig Harbor Water Department at six square miles, and Rainier View Water Company at four square miles. Peninsula Light has just begun to provide water service to its customers with an area of coverage measuring 590 acres, including approximately 263 acres on Fox Island. Fox Island Mutual Water Association (FIMWA) is the primary water purveyor on Fox Island, serving approximately five square miles.~~

~~WWSC, Gig Harbor's Water Department, and FIMWA all have water systems plans approved by the Washington State Department of Health.~~ As required by state law, water service areas are exclusive service areas, which means only the designated system is to provide public water service to properties within the individual service areas. ~~The community plan area also includes a multitude of individual wells and Group B systems, which are systems serving 2-14 connections. There is not a complete inventory of individual wells or Group B systems available at this time.~~ About 150 large water systems (systems serving 15 or more connections, "Group A") cover 85 percent of the plan area. About 205 smaller water systems (systems serving fewer than 15 connections, "Group B") exist in the plan area. An estimated 2000 individual wells exist in the plan area, some of which are associated with existing water systems.

While the State exempts water withdrawals under 5,000 gallons per day from Department of Ecology groundwater permits (commonly known as private permit-exempt wells), the Streamflow Restoration Act (SRA) directs local planning groups to offset impacts from new permit-exempt wells by developing watershed restoration and enhancement plans for each Water Resource Inventory Area (WRIA), with such plans being adopted by the Department of Ecology. The watershed plans include projects and mitigations that achieve a net ecological benefit for the WRIA. The Gig Harbor Peninsula Community Plan area is within the Kitsap watershed – WRIA 15.

Saltwater intrusion (i.e., chloride levels exceeding 100 mg/L) has been identified through sampling of private wells on Allen Point, Point Evans, Henderson Bay near Kopachuck, Fox

Island, Point Fosdick, and Horsehead Bay. The most significant saltwater intrusion has occurred in wells bordering Horsehead Bay. Groundwater must be managed so that withdrawal rates will not exceed recharge rates in order to preserve the quality and supply of the Peninsula's groundwater resource.

Pierce County does not provide domestic water service on the Gig Harbor Peninsula. The County shall advise applicants seeking County building or development permit approval who are also seeking City of Gig Harbor water utility services to contact the ~~c~~City early in the permit review process for information on city contracted requirements and utility construction standards.

Water conservation measures should be encouraged and implemented by Pierce County whenever possible. Pierce County and the Tacoma-Pierce County Health Department (T~~-~~P~~-~~C~~-~~H~~-~~D) should work together to ~~limit~~ discourage new wells and development activities that require water withdrawals in those areas on the Peninsula that have been identified as being at risk for saltwater intrusion. The County should identify and protect the aquifer recharge areas throughout the Gig Harbor Peninsula through the Kitsap Water Resource Inventory Plan for WRIA #15. Pierce County should implement adaptive management strategies based upon the information received from groundwater monitoring programs.

~~SOLID WASTE~~

SOLID WASTE

Solid waste management in Pierce County is governed by the Tacoma-Pierce County Solid Waste Management Plan, which under state law is an integrated system plan addressing all issues related to solid waste collection, disposal, and processing. The following solid waste management services are provided to residences and businesses in the Gig Harbor Peninsula ~~c~~Community ~~p~~Plan area:

- Refuse collection service is provided to residential and commercial customers by Murrey's Disposal Company, Inc. ~~American Disposal~~, franchised under the authority of the Washington Utilities and Transportation Commission. Waste Connections ~~of California~~ is the parent company of Murrey's Disposal Company, Inc. ~~American Disposal.~~
- Murrey's Disposal Company, Inc. ~~American Disposal~~ provides curbside pickup of recyclables, including mixed waste paper, cardboard, newspaper, ~~glass, and~~ cans, plastic bottles, jars, tubs, and buckets to single-family and multifamily residential customers. Under federal and state law, the County cannot be involved in commercial or industrial recycling. Several private companies in Pierce County offer commercial and industrial recycling services.
- The Purdy Transfer Station located near Purdy at 14515 ~~-~~ 54th Avenue NW also provides recycling facilities as well as disposal services for appliances and other non-hazardous solid waste for plan area residents.
- Murrey's Disposal Company, Inc. ~~American Disposal~~ provides yard waste containers and pick-up for plan area residents once every other ~~per~~ week and residents can also utilize

the Purdy Composting Facility at the Purdy Transfer Station for disposing of large amounts of debris.

- ~~Under an agreement with the City of Tacoma, Pierce County residents may dispose of their household hazardous waste at the **Tacoma Landfill Hazardous Waste Collection Facility** located at 3510 S. Mullen in Tacoma. The facility is open seven days per week and a list of materials accepted and not accepted at the site is available.~~

The existing solid waste facilities within the community plan area are described in Table E-~~24~~17.

Table E-~~24~~17: Existing Solid Waste Facilities

Name	Capacity (tons x 1,000)	Location
Collection-only Facility Purdy Transfer Station	40.0	14515 ~~-~~54th Ave~~-~~nue NW (Gig Harbor Peninsula)
Waste Reduction Facility Yardwaste Composting Facility	30.0	14515 ~~-~~54th Ave~~-~~nue NW (Gig Harbor Peninsula) - LRI 847-7555

Solid waste that is not disposed of correctly can result in a variety of negative environmental consequences. Household hazardous waste can damage aquifers and the water quality of streams when gasoline, oils, and antifreeze are disposed of improperly. The short ravines commonly found in the Gig Harbor area can be a popular target for people looking to illegally dump garbage, yard waste, appliances, tires, hulks, and even commercial waste. Yard waste and grass clippings are the most common items dumped by adjacent landowners.

The Gig Harbor Peninsula should be provided with an environmentally sound, economically responsible means of solid waste management that balances the need for this service with the costs of waste disposal. Pierce County should encourage recycling and promote programs that reduce the volume of solid waste. Private industry should be encouraged to provide sufficient disposal capacity for waste collection and processing capacity for recyclables produced in the plan area. All residents of the Gig Harbor Peninsula should have access to refuse disposal and recycling collection services.

~~Power - Electric and Natural Gas~~

Power - Electric and Natural Gas

Electric power is supplied to the plan area from two sources. Peninsula Light Company supplies electric power to the entire plan area, except ~~115~~ for customers at the north end of Crescent Valley Drive who are served by Puget Sound Energy.

The Peninsula Light Company was established in 1925 as a non-profit member-owned utility. Peninsula Light ~~currently~~ serves ~~approximately 26,000 members in~~ a ~~107~~ 112-square mile area of Pierce County west of the Tacoma-Narrows Bridge. The service area includes Key Peninsula, Gig Harbor Peninsula, Fox Island, Tanglewood Island, Raft Island, and Herron Island.

Established in 1997 with the merger of two local power companies, Washington Energy Company and Puget Sound Power & Light Company became Puget Sound Energy (PSE). As Washington state's oldest local energy company, PSE serves approximately 1.1 million electric customers and nearly 840,000 natural gas customers in 10 counties across 6,000 square miles, primarily in the Puget Sound region of Western Washington. ~~PSE is a public utility that provides electric and gas service to a territory covering approximately 6,000 square miles in 11 counties and including more than 1.2 million homes, primarily in the Puget Sound region. PSE purchases approximately 75 percent of its electricity with the remaining fraction generated by company-owned sources.~~

Currently, only one small area with approximately 100 customers north of 144th Street NW between Crescent Valley Drive NW and 14th Avenue NW is being provided electricity by PSE within the plan area.

As of ~~October 2000~~ September 2020, Puget Sound Energy has a total of ~~6,817~~ 11,695 (approximately 95% residential and 5% commercial/industrial) ~~(6,421 residential and 396 commercial)~~ natural gas customers ~~in~~ on the Gig Harbor Peninsula area. ~~The average peak winter usage for a 24-hour period is 4.8 million cubic feet of natural gas.~~ Over the past 4 years, Puget Sound Energy has experienced an ~~steady~~ average of ~~5.8%~~ 6.15% customer growth. New customers include both new construction and conversion of existing residential and commercial customers. Puget Sound Energy anticipates this growth rate to continue into the future.

The Gig Harbor/Kitsap Peninsula is currently served by twin 8-inch-diameter natural gas lines installed in 1969 from Zenith (near Des Moines) across East Passage of Puget Sound to Robinson Point on Vashon Island. The system transitions to a single ~~6-inch~~ line (6-inch or 8-inch depending on location) across Maury and Vashon Islands, and another pair of 8-inch lines crosses Colvos Passage. A single ~~pipeline that combines 8 and~~ 12-inch pipeline~~s~~ that combines the two 8-inch lines continues ~~i~~onto the ~~City of~~ Gig Harbor Peninsula. ~~Throughout the Peninsula, Puget Sound Energy operates and maintains a total of 156 miles (823,000 feet) of natural gas distribution lines that supply natural gas to the individual customers.~~ As with all of Puget Sound Energy facilities, these pipelines are monitored for system reliability and future capacity requirements so new reliability/maintenance/capacity projects can be initiated at any time based on these ongoing reviews.

During late fall through early spring is when natural gas use is at its peak. Average daily flow of natural gas in an average January is approximately 6,340,000 standard cubic feet. The existing Zenith pipeline does not have the necessary capacity at all time of the year to supply the Gig Harbor Peninsula. During colder weather, when the gas usage exceeds this pipeline capacity, an existing liquid natural gas facility vaporizes additional natural gas into the system that provides the necessary gas supply under these conditions. This facility has sufficient capacity to handle future growth in the Gig Harbor Peninsula. There are currently no significant natural gas capacity upgrade projects occurring or planned for the Gig Harbor Peninsula; however, this can change at any time if growth increases beyond predictions or if there are additional new reliability issues that are discovered that require a resolution. ~~, the existing system is unable to provide sufficient capacity to serve current customers. Puget Sound Energy has augmented the natural gas supply using trucks with compressed natural gas and liquefied natural gas to inject~~

~~into the natural gas system on the Gig Harbor/Kitsap Peninsula each peak heating season to prevent service interruptions to residential and commercial users on the Peninsula. Based on Pierce County's projections of growth within this service territory, shortfalls in supply of natural gas will increase in duration and severity.~~

~~Puget Sound Energy has completed an environmental impact study and is in the process of completing environmental permitting for the installation of a twin 12-inch gas line crossing at the Tacoma Narrows from Tacoma to Gig Harbor. As a result of a number of factors, Puget Sound Energy is presently evaluating other alternatives to meet current and future demands for natural gas on the Gig Harbor Peninsula. Included in the alternatives is a permanent liquefied natural gas facility on the Gig Harbor Peninsula.~~

Reliable utility service should be provided in the community plan area to accommodate growth in a way that balances public concerns over the impacts of utility infrastructure with the consumer's interest in paying a fair and reasonable price for utility products. Utility providers should consider the community's natural environment and the impacts that utility infrastructure may have on it together with the community's desire that utility projects be aesthetically compatible with surrounding land uses when planning for and constructing utility facilities.

Regional electrical and natural gas facilities should be permitted in the plan area. Pierce County should support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs.

~~FIRE PROTECTION~~

FIRE PROTECTION

~~Fire District No. 5 serves a population of approximately 42,000 over an area measuring 54 square miles, which encompasses~~ Gig Harbor Fire & Medic One serves the entire plan area, including the City of Gig Harbor,~~ District No. 5~~ with its headquarters and ~~its~~ training facility~~ are~~ located at 10222 Bujacich Road NW. There ~~are~~ is a total of nine fire stations in the district, with three designated as primary (Swede Hill, Artondale, and Gig Harbor) and staffed 24 hours a day ~~with career personnel. The other six are staffed with volunteers and one to three resident volunteers who live at the station. Response times currently average between 5-6 minutes.~~

Table E-~~25~~18: ~~Fire District No. 5~~ Gig Harbor Fire & Medic One Facilities

Facility	Location	Purpose
Swede Hill	10222 Bujacich Road	Headquarters, Training
Swede Hill	10302 Bujacich Road	Primary Fire Station
Artondale	3828 62nd Ave~~.~~nue	Primary Fire Station
Gig Harbor	6711 Kimball Drive	Primary Fire Station
Wollochet	2217 Pt. Fosdick Drive	Fire Station

Facility	Location	Purpose
Fox Island	906 Kamas Drive	Fire Station
Arletta	4518 Ray Nash Drive	Fire Station
Rosedale	7710 Rosedale Street	Fire Station
Purdy	5210 144th Street	Fire Station
Crescent Valley	10521 Crescent Valley Drive	Fire Station

All stations are equipped with classrooms/community meeting facilities, an office, a full kitchen, living quarters, public and employee restroom facilities, an emergency generator, and a large paved drillground. All are handicap~~ped.~~ accessible and have emergency public 911 phones.

~~Pierce County Fire District Number 5 is in the process of developing a long-range plan that includes more prevention activities, a shared maintenance facility with the Pierce County Sheriff's Department, and the purchase of a ladder truck. The fire district also plans to increase staffing by three additional firefighters per year for the next two years at the primary stations. The fire district plans to continue efforts to enhance its response services to include special rescue operations.~~ Gig Harbor Fire & Medic One regularly publishes a five-year Strategic Plan, which lays out goals, strategies, and action steps to achieve the district's mission of providing "exceptional service to citizens and members with dedication, compassion, and respect, while continually striving for improvement."

Cost effective fire protection services should be maintained in the community. Response times should not exceed ~~the current~~ an average of 5 to 6 minutes throughout the community plan area. Pierce County and the County's Fire Prevention Bureau should continue to support the efforts of ~~Fire District # 5~~ Gig Harbor Fire & Medic One in responding to the increasing population and demand for services on the Gig Harbor Peninsula. Enforcement of fire and life safety codes should continue to be part of the review process for all building permits issued by Pierce County.

~~Law Enforcement~~

Law Enforcement

Three separate entities provide police protection and enforcement within the community plan area. The Pierce County Sheriff is primarily responsible for the unincorporated portion of the plan area. The City of Gig Harbor Police Department provides service in the city limits. The Washington State Patrol focuses on SR 16 and SR 302.

A Pierce County Sheriff station is located at 6006 133rd Street NW, the Gig Harbor Police station is located at 3510 Grandview Street, and a Washington State Patrol station is located at 1701 24th Street NW.

The LOS standard for Sheriff Department buildings is ~~.31~~ 0.5 square feet per capita. Currently, 1,272 square feet of space is available at the Peninsula substation resulting in a deficiency of ~~59,446~~ 24,684 square feet.

The three separate entities providing law enforcement within the community plan area should provide support outside of their primary jurisdictional territory when necessary.

~~The level of service standard for Sheriff Department buildings is calculated in the Pierce County Comprehensive Plan at 0.31 square feet of office space per capita. This~~ The Comprehensive Plan's method for evaluating the LOS for Sheriff services may not be the most accurate or best approach. The County should evaluate the number of on-duty commissioned officers within the plan area to determine if a more accurate LOS is appropriate. Requiring an LOS based on the number of on-duty commissioned officers in the community would more accurately reflect the true LOS in the community.

~~Pierce County should also consider locating a new Sheriff's station on the Gig Harbor Peninsula.~~ Any ~~new~~ additional law enforcement facilities should be located in the UGA in an area that provides direct access to major arterial roads.

~~Public Schools~~

Public Schools

The plan area is served by Peninsula School District No. 401. The District currently serves a population of 9,141 students (October 2019) with ~~The district includes~~ fifteen schools consisting of two comprehensive four-year high schools, one smaller high school, four middle schools, and eight elementary schools ~~eight elementary schools, four middle schools, and three high schools~~, with a total capacity of 8,566~~217~~ students. Capacity is based on ~~199~~2019 school district level of service standards of 110.7~~02~~ square feet per student at the elementary schools, 120.4~~1~~ square feet per student at the middle schools, and 132.3~~46~~ square feet per student at the high schools. ~~Enrollment in 1999 as 9,049 students.~~

Below is a breakdown of capacity and enrollment number of students per school:

Table E-~~26~~19: School Facilities

School	Capacity	Enrollment (2018-2019)	Location
Elementary			
Artondale	426 ~~561~~	~~448~~ 561	6219 ~~=~~40~~th~~th Street NW
Discovery	338 ~~456~~	~~396~~ 618	4905 Rosedale Street NW
Evergreen~~*~~[1]	174 ~~204~~	~~271~~ 281	1820 Key Peninsula Hwy KPS
Harbor Heights	488 ~~485~~	~~530~~ 589	4002 ~~=~~36~~th~~th Street NW
Minter Creek~~*~~[1]	352 ~~442~~	~~407~~ 400	12617 ~~=~~118th Avenue NW
Purdy	464 ~~508~~	~~444~~ 627	13815~~=~~ 62~~nd~~nd Avenue NW
Vaughn~~*~~[1]	384 ~~480~~	~~472~~ 454	17512 Hall Road KPN
Voyager	420 ~~461~~	~~516~~ 596	5615 Kopachuck Drive NW
Middle School			
Goodman	649 ~~567~~	~~612~~ 575	3701~~=~~ 38~~th~~th Avenue NW

School	Capacity	Enrollment (2018-2019)	Location
Harbor Ridge	647 ~~513~~	~~581~~ 610	~~9010 Prentice Avenue~~
Key Peninsula~~*~~[1]	599 ~~459~~	~~543~~ 493	~~5510 Key Peninsula Hwy KPN~~
Kopachuck	609 ~~513~~	~~624~~ 521	10414~~-~~ 56~~th~~th Street NW
High School			
Gig Harbor	1,492 ~~1,296~~	~~1,605~~ 1,545	5101 Rosedale Street
Henderson Bay[2]	0 ~~216~~	~~219~~ 148	14105 Purdy Drive NW
Peninsula	1,429 ~~1,056~~	~~1,381~~ 1,460	3510 Grandview Street
Community Transition Program[3]	42		5800 Soundview Drive, Bldg E
TOTAL	~~8,217~~ 8,475	~~9,049~~ 9,478	

~~*~~ 1. ~~s~~School is located outside of community plan area.
2. All portables are excluded from permanent capacity.
3. The Community Transition Program is an individualized secondary program serving special needs students age 18-21.

Peninsula School District's Capital Facilities Plan for ~~1999-2005~~ 2020-2026 addresses the anticipated capital facility needs through the 2025-2026 school year, and includes the citizen approved February 2019 $198.6 million Capital Facilities Bond measure. This plan provides for the replacement of Artondale and Evergreen elementary schools and the construction of two additional elementary schools, a new Elementary School 9 located on Harbor Hill across from the YMCA, and Pioneer Elementary School located on Skansie Avenue. The construction of the four elementary schools will provide at least 77 new permanent classrooms for the District. The replacement of the two existing elementary schools and the construction of the two new elementary schools will increase the elementary level capacity by approximately 1,500 students by the end of the year 2021. These additional elementary facilities will address the current net capacity deficiency of 931 students at the elementary grade level as well as accommodate the projected demand for an additional 314 elementary students in the future. Additional middle school projects to provide additional middle school capacity are currently being studied. The construction of these additional classrooms at the middle school level will provide sufficient additional capacity to address the anticipated deficiency of 100 students at the middle school level. The anticipated deficiency of 334 students at the high school level is planned to be addressed through funding from the payment of impact fees.

~~construction of an additional elementary school with a capacity for 550 students, an additional middle school with a capacity for 650 students, and an additional high school with a capacity for 1,300 students. This will increase total capacity of the district by 2,500 in the year 2005. These additional facilities will address the current net capacity deficiency of -832 students as well as accommodate the projected demand for 905 additional students by the year 2005. The projected 2005 totals will be 9,954 enrolled students with a total capacity for 10,717, leaving a net reserve capacity for 763 students.~~

Peninsula School District Number 401 provides public education facilities in the community plan area. Pierce County should coordinate future capital facilities planning with the Peninsula School District. School district facility needs and requirements should be considered when making land use decisions that could impact district facilities. New schools should be sited in the UGA near the student population that would be served by the proposed school facility.

If schools cannot be located in the UGA, the Comprehensive Plan allows for schools to be sited in rural areas provided that the school district complies with strict criteria. In addition, the Comprehensive Plan sets forth certain limitations for third party connections to public utilities designed to serve any new rural school.

The school district provides many of the recreational facilities and play fields in the community. The Pierce County Parks Department should continue to work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities.

The student enrollment should not exceed classroom capacity. School impact fees should be paid to the district to adequately mitigate the impacts to school facilities that are generated by new residential growth within the community plan area.

~~Capital Improvements for Achieving LOS~~

Capital Improvements for Achieving LOS

Peninsula School District's Capital Facilities Plan for ~~1999-2005~~ 2020-2026 includes the replacement of the two existing elementary schools and the construction of the two new elementary schools, which will increase the elementary level capacity by approximately 1,500 students by the end of the year 2021. These additional elementary facilities will address the current net capacity deficiency of 931 students at the elementary grade level as well as accommodate the projected demand for an additional 314 elementary students in the future. Additional middle school projects to provide additional middle school capacity are currently being studied. The construction of these additional classrooms at the middle school level will provide sufficient additional capacity to address the anticipated deficiency of 100 students at the middle school level. The anticipated deficiency of 334 students at the high school level is planned to be addressed through funding from the payment of impact fees. ~~provides for the construction of an additional elementary school with a capacity for 550 students, an additional middle school with a capacity for 650 students, and an additional high school with a capacity for 1,300 students for a total capacity increase of 2,500 by the year 2005.~~

~~These schools will address the current net capacity deficiency of 832 students as well as accommodate the projected demand for 905 additional students by the year 2005. The projected 2005 totals of 9,954 enrolled students would be served by with a total student capacity of 10,717, leaving a net reserve capacity for 763 students.~~

~~Library Services~~

Library Services

The plan area is served by the Pierce County Library System. The library system is funded primarily through ~~a~~ property taxes ~~levy at a rate of 50 cents per $1,000~~. The Pierce County Capital Facilities Plan identifies a LOS standard for library space of ~~.47~~ 0.61 to 0.71 square feet per capita.

Although the system is not divided into service areas, branch libraries generally serve the surrounding area. The Peninsula Library is a branch library located within the southernmost city limits of Gig Harbor on Point Fosdick Drive NW between 45th Street Court NW and Harbor Country Drive NW just south of the Harbor Plaza shopping center. The branch has ~~the equivalent of 15.9 fully employed library staff. It has~~ a total floor space of 15,214 square feet ~~with 90,451 catalogued books. The total collection size is 130,890~~.

Peninsula Library is open ~~56~~ 55 hours per week, but residents within the Pierce County Public Library service area may visit or check out materials at any library branch in the system. Interlibrary transfer of materials is available so that a patron can pick up requested material from the branch closest to home or work. Periodicals and other catalogued materials are available online on a computer database.

The plan area is served by the Pierce County Library System. The 15,214 square foot Peninsula library is classified as a regional branch library. This library service should continue to be provided in the community and the LOS should keep up with population growth. Any additional library facilities should be located within the UGA in a location that is convenient to people using them.

Transportation Policies

GOAL GH T-11 Pursue consistent short- and long-term transportation planning in the UGA.

GOAL GH T-12 Pierce County shall continue its monitoring of the Fox Island Bridge through its bridge inspection program and prioritize repairing or replacing the bridge as part of the County's capital improvement program.

Utilities Policies

Stormwater

GOAL GH U-6 Lower costs to the Surface Water Management Utility for land acquisition by pursuing shared use of County-owned property for the construction of detention/retention facilities.

GH U-6.1 Inspect and enforce the maintenance of private stormwater facilities. Require that these private facilities function as they were originally intended.

GH U-6.2 Consider a requirement ~~of~~ or an incentive for retrofitting private stormwater facilities to bring these stormwater systems up to current standards over time.

GOAL GH U-7 Acquire, enhance, expand, or create wetlands for use in a wetland banking program. Utilize areas for pre-treated stormwater disposal in conjunction with wetlands creation.

Domestic Water

GOAL GH U-11 ~~Pierce County shall work with the Tacoma-Pierce County Health Department to limit~~ Discourage new wells and development activities that require water withdrawals in those areas on the Peninsula that have been identified as being at risk for saltwater intrusion. ~~Saltwater intrusion (i.e., chloride levels exceeding 100 mg/L) has been identified through sampling of private wells on Allen Point, Point Evans, Henderson Bay near Kopachuck, Fox Island, Point Fosdick, and Horsehead Bay. The most significant saltwater intrusion has occurred in wells bordering Horsehead Bay.~~

GH U-11.1 Promote water conservation measures in the summer months when saltwater intrusion tends to peak as pumping rates are the highest and rainfall (aquifer recharge) is the lowest.

GH U-11.2 Prohibit new individual wells within the Urban Growth Area if the water purveyor can provide timely and reasonable service.

~~Implementing Actions~~

~~The following is a list of actions that needs to be completed in order to implement the policies contained within the Facilities and Services Element. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur immediately or within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item are listed in parenthesis following the action. Actions are assigned to the Gig Harbor Peninsula Community Planning Board (GHPCPB), the Peninsula Advisory Commission (PAC), or Pierce County Planning and Land Services (PALS). Those actions assigned to the GHPCPB are completed as part of the adoption and implementation of this plan.~~

~~Section Moved~~~~Short Term Actions~~

1. ~~Require urban development standards and urban levels of service as a component of all new development in the Urban Growth Area. If level of service standards are not being met, amend regulations as necessary. (PALS, PWU)~~
2. ~~Require that new development supports the costs associated with public facility and service expansions that are made necessary by each development project. (PALS, PWU)~~

3. Ensure that the UGA includes only those areas that are capable of providing urban levels of service over the next 20 years. (PALS, City of Gig Harbor)
4. Require that the level of service (LOS) standards for facilities and services that are adopted in the Pierce County Comprehensive Plan or Gig Harbor Peninsula Community Plan are maintained. (PALS, PWU, T.P.C.H.D)
5. Amend regulations as necessary to allow interim on-site approved septic systems in the UGA where sewer facilities are not available. (PALS, T.P.C.H.D)
6. Facilitate protection and conservation of groundwater supplies contained within the Gig Harbor Peninsula aquifer. (PALS, T.P.C.H.D)
    - Support efforts to establish a water budget for the Gig Harbor Peninsula.
7. Promote reliable and cost-effective solid waste service that is consistent with the Tacoma-Pierce County Solid Waste Management Plan. (PWU)
8. Encourage recycling and a reduction in the volume of solid waste in the community. (PWU)
9. Amend regulations to permit regional electrical and natural gas facilities in the plan area. (PWU)
10. Support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs. (PALS)
11. Support the efforts of Fire District Number Five in responding to the increasing population and demand for services on the Gig Harbor Peninsula. (PALS)
12. Coordinate capital facilities planning with the Peninsula School District. (PALS, PWU)
13. Work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities. (PALS, PC Parks, Peninsula School District)

Parks

14. Require that the level of service (LOS) standards for facilities and services that are adopted in the Pierce County Comprehensive Plan or Gig Harbor Peninsula Community Plan are maintained. (PALS, PWU, T.P.C.H.D)
15. Require that regional parks and recreational facilities are provided within the community plan area that meets the County-wide LOS standard. (PC Parks)
16. Provide opportunities for community involvement in siting and developing the County's regional park system on the Gig Harbor Peninsula. The Pierce County Parks Department should forward park improvement recommendations to the PAC. (PC Parks, PAC)

Transportation

17. Require that the level of service (LOS) standards for facilities and services that are adopted in the Pierce County Comprehensive Plan or Gig Harbor Peninsula Community Plan are maintained. (PALS, PWU, T.P.C.H.D)

18. Annually consult with the Peninsula School District to prioritize safety improvements near schools and established bus stops. (PALS, PWU, Peninsula School District)

19. Ensure that transportation facilities are developed in a manner that will not encourage or promote growth or development beyond the UGA. (PALS, PWU)

20. Require that new roads are designed and constructed in a manner that minimizes impacts to streams, wetlands, wildlife habitat, and other critical areas. (PALS, PWU)

SECTION MOVED MID-TERM ACTIONS

1. Work with the City of Gig Harbor in ranking possible sites for planned public facilities and services using a priority system. (PALS, City of Gig Harbor)
2. Coordinate the provision of urban services and utilities within the Urban Growth Area.
3. Develop a joint planning agreement with the City of Gig Harbor addressing urban services and facilities within the Urban Growth Area. This agreement should address the following: (PALS, City of Gig Harbor, PC Council)
    - Standards for determining the adequacy and availability of public facilities and services.
    - A process for coordinating the expansion of public facilities and services.
    - A process for coordinating capital improvement projects within the UGA.
4. Pursue planned actions within the UGA pursuant to WAC 197-11-165, 197-11-168, and 197-11-172. (PALS, City of Gig Harbor)
5. Utilize the results of the Pierce County Conservation District's (PCCD) survey of fish passage barriers that has been prepared for the Gig Harbor Peninsula and prioritize correction of any barriers in the next Capital Improvement Program (CIP) update. (PALS, PCCD, PWU)
6. Coordinate the phased expansion of sewer interceptors within the Urban Growth Area. (PALS, PWU, City of Gig Harbor)
7. Amend development regulations to provide standards that establish near zero change in hydraulic and hydrologic function on a property after development. (PALS, PWU, PAC)
    - Implement low impact site development techniques.
    - Revise existing development standards when the standard does not adequately prevent new development from increasing surface water drainage problems or where the standard does not eliminate the possibility of damage from storm events.
8. Review existing allowable limits of impervious surface against the best available science to determine the adequacy of these standards. (PALS, PWU, WSDOE)
9. Implement programs to reduce impacts associated with stormwater runoff in the plan area. (PALS, PWU)

- ~~Evaluate streams within the plan area for evidence of scouring, erosion, and other evidence of an increase in peak stormwater flows and velocities or a reduction in biological activity.~~
- ~~Develop a prioritization list of habitat improvement projects for the plan area.~~
- ~~Provide assistance to property owners for reducing stormwater flows and implementing best management practices.~~

10. ~~Amend and adopt regulations that integrate stormwater detention and retention facilities into the natural environment. (PALS, PWU)~~
11. ~~Develop and adopt an enforcement and maintenance program for private stormwater facilities. (PALS, PWU)~~
12. ~~Study a regional water supply system on the Gig Harbor Peninsula. (PALS, T.P.C.H.D)~~
13. ~~Prohibit new individual wells within the Urban Growth Area. (PALS, T.P.C.H.D)~~
14. ~~Prohibit new wells on sites that are at high risk for saltwater intrusion, unless it can be demonstrated through a hydrogeologic assessment that additional groundwater withdrawal will not worsen the problem in the vicinity. (PALS, T.P.C.H.D)~~
15. ~~Amend the Capital Facilities Plan to adopt a level of service, based on the number of on-duty commissioned officers in the community, which would more accurately reflect the true level of service in the community. (PALS, PC Sheriff, PC Council)~~
16. ~~Work with the Peninsula School District to determine if impact fees for schools are adequate to mitigate the impacts to the facilities that are generated by new residential growth within the community plan area. Amend the school impact fee ordinance if necessary. (PALS, PC Council, PAC)~~

~~Parks~~

17. ~~Acquire property that will contribute to the community-wide system of parks, recreational facilities, trails, and open space. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~
18. ~~Work with the various park and recreation providers on the Peninsula to provide community park facilities throughout the plan area. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~
19. ~~Work with the various park and recreation providers on the Peninsula to provide a system of neighborhood parks in the community. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~
20. ~~Require subdivision parks in all new residential developments unless a fee in lieu of park dedication is provided. (, PC Parks, PALS)~~
21. ~~Work with the various park and recreation providers on the Peninsula to provide a community-wide system of trails that will serve park, recreation, and open space needs. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~

22. Work with the various park and recreation providers on the Peninsula to develop indoor and outdoor recreation facilities throughout the community at regional, community, and neighborhood parks and at school sites. (PC Parks, PALS, PCCD, Land Trust, PPRD)

23. Acquire open space tracts for passive recreation including shoreline access and wildlife viewing. (PC Parks, PALS, PCCD, Land Trust, PPRD)

24. Acquire shoreline access points whenever possible. (PC Parks, PALS, PCCD, Land Trust, PPRD, DNR)

25. Prohibit the vacation or trading of unopened public rights-of-way at shoreline locations except when the vacation or trade would enable a public authority to acquire the vacated property for public purposes. (PWU, PALS)

26. Work with the City of Gig Harbor, the Peninsula School District, the Peninsula Park and Recreation District, the Peninsula Park and Recreation Council, and other interested citizens in providing park and recreational facilities in the community. (PC Parks, City of Gig Harbor, Peninsula School District, PPRD, PPRC, PAC)

    - Pierce County Parks Department should provide the various park and recreation provider's technical expertise in site planning and facility needs assessments.
    - Pierce County Parks Department should provide assistance in the preparation of grants for property acquisition, operation, and maintenance.
    - Pierce County Parks Department should work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities.

27. Adopt rules that allow developers to offer a payment in lieu of park land dedication when they are developing subdivisions. (PALS, PC Parks)

28. Develop park facilities that generate funds. Incorporate revenue collection into the design of new parks. (PALS, PC Parks)

29. Charge user fees at sites that provide recreational opportunities at a rate that will support the facilities maintenance and operating costs. (PC Park)

Transportation

30. Work with Pierce Transit to develop a transit system to serve the internal and external travel needs of Peninsula residents. (PALS, PWU, PC Transit)

31. Implement transportation demand management programs. (PALS, PWU, PC Transit)

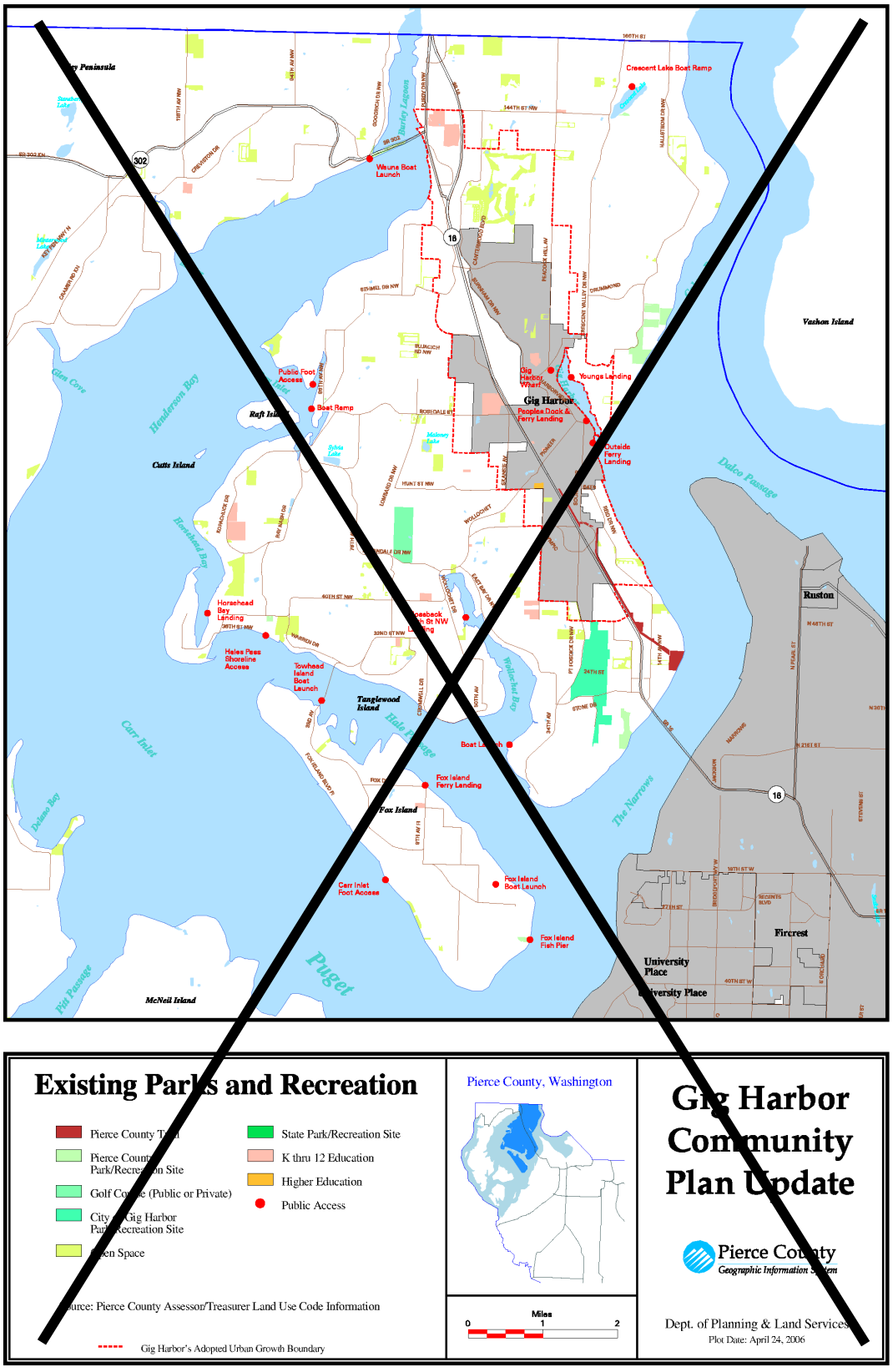
    - Assist Pierce Transit and other agencies in evaluating boundary and service extensions, additions, and revisions.
    - Implement programs that encourage carpooling, bicycling, walking, transit usage, telecommuting, and compressed work-weeks.
    - Examine the possibility of requiring developers of employment sites to implement transportation demand management measures.

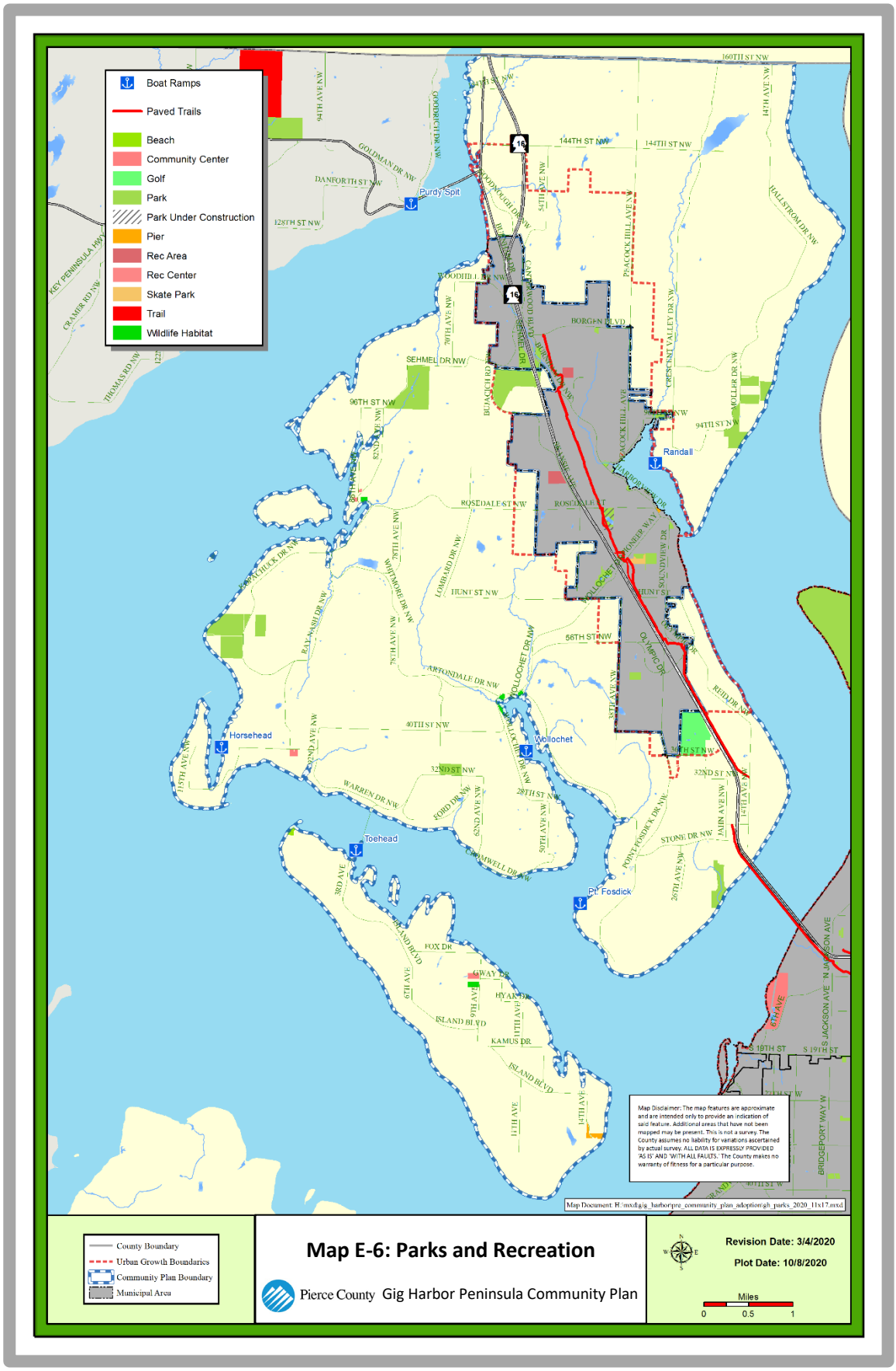
- ~~Consider providing developers with incentives or credits for implementing transportation demand management measures.~~

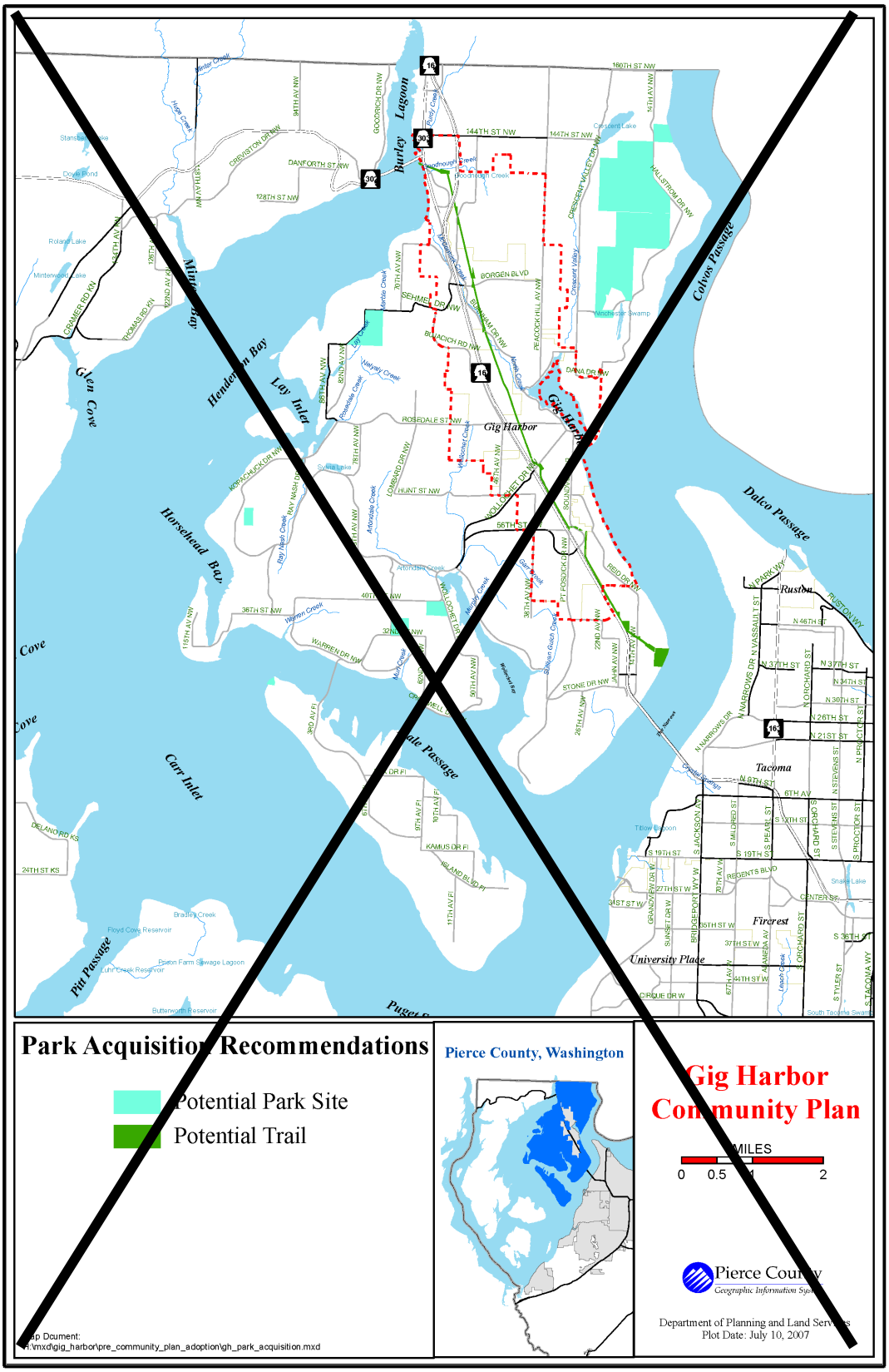
32. ~~Pursue the expansion of the existing park and ride lots and development of new lots in the regional park and ride lot system. (PALS, PWU, PC Transit)~~
33. ~~Require that new and reconstructed arterial roadways within the UGA are provided with curb, gutter, and sidewalks and facilities to accommodate bicyclists. (PALS, PWU)~~
34. ~~Pursue consistent short and long-term transportation planning in the UGA. (PWU, City of Gig Harbor, WSDOT)~~
35. ~~Explore joint funding of transportation projects when viable, including application for state and federal grants.~~
36. ~~Study the viability of developer impact fees for funding transportation improvements within the Gig Harbor Peninsula Community Plan area. Create an impact fee ordinance to fund transportation improvements if feasible. (PALS, PWU, PC Council, City of Gig Harbor).~~

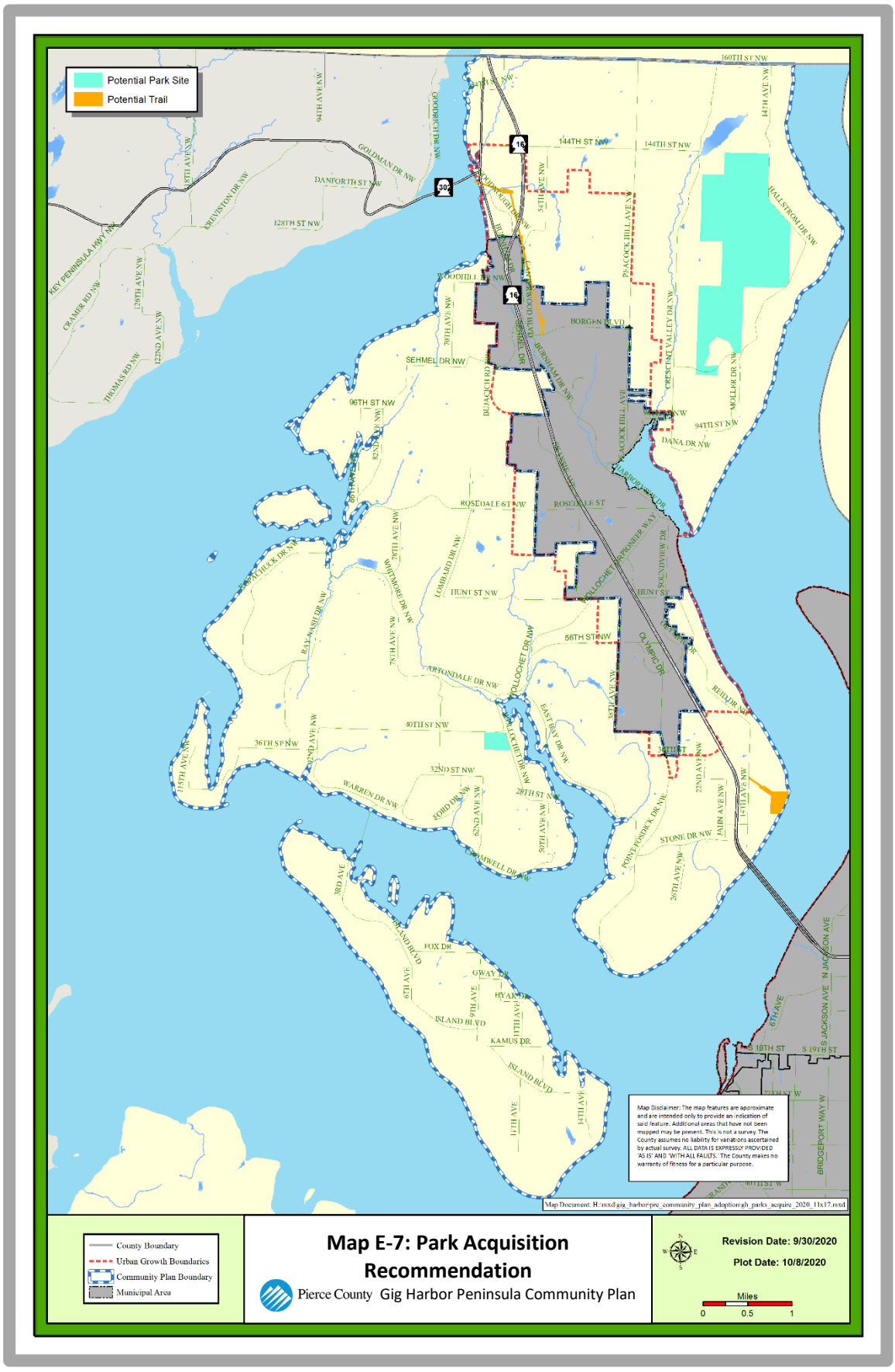
SECTION MOVED ~~LONG TERM ACTIONS~~

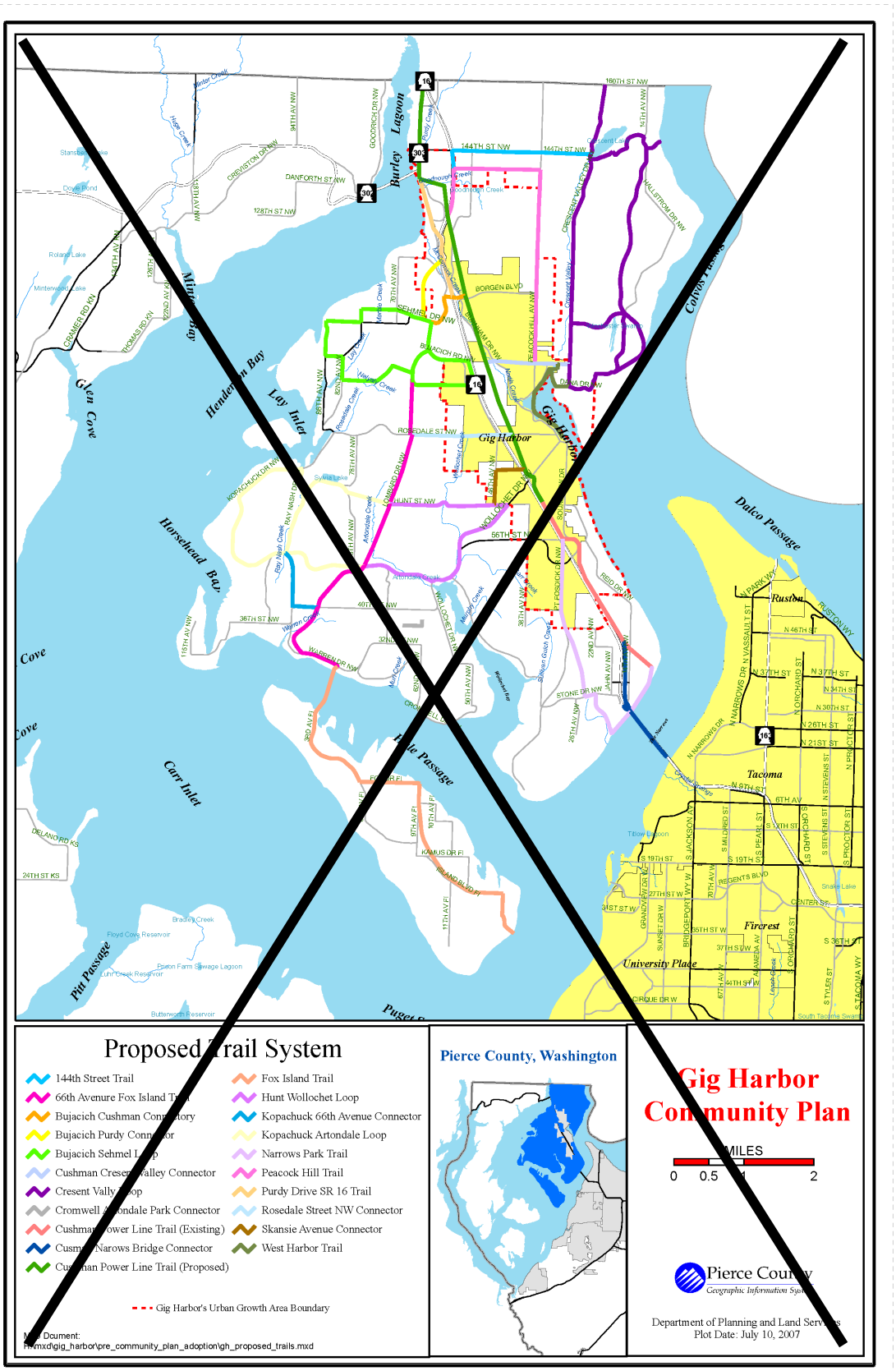
1. ~~Implement adaptive management strategies based upon the information received from groundwater monitoring programs. (PALS, T.P.C.H.D)~~
2. ~~Monitor and evaluate projects that utilize LID standards to determine the effectiveness of the established goals. (PALS, PWU)~~
3. ~~Implement the changes to the stormwater regulations identified in this Element in the next substantive revision to the County's Stormwater Management and Site Development Manual and related regulations. (PALS, PWU)~~

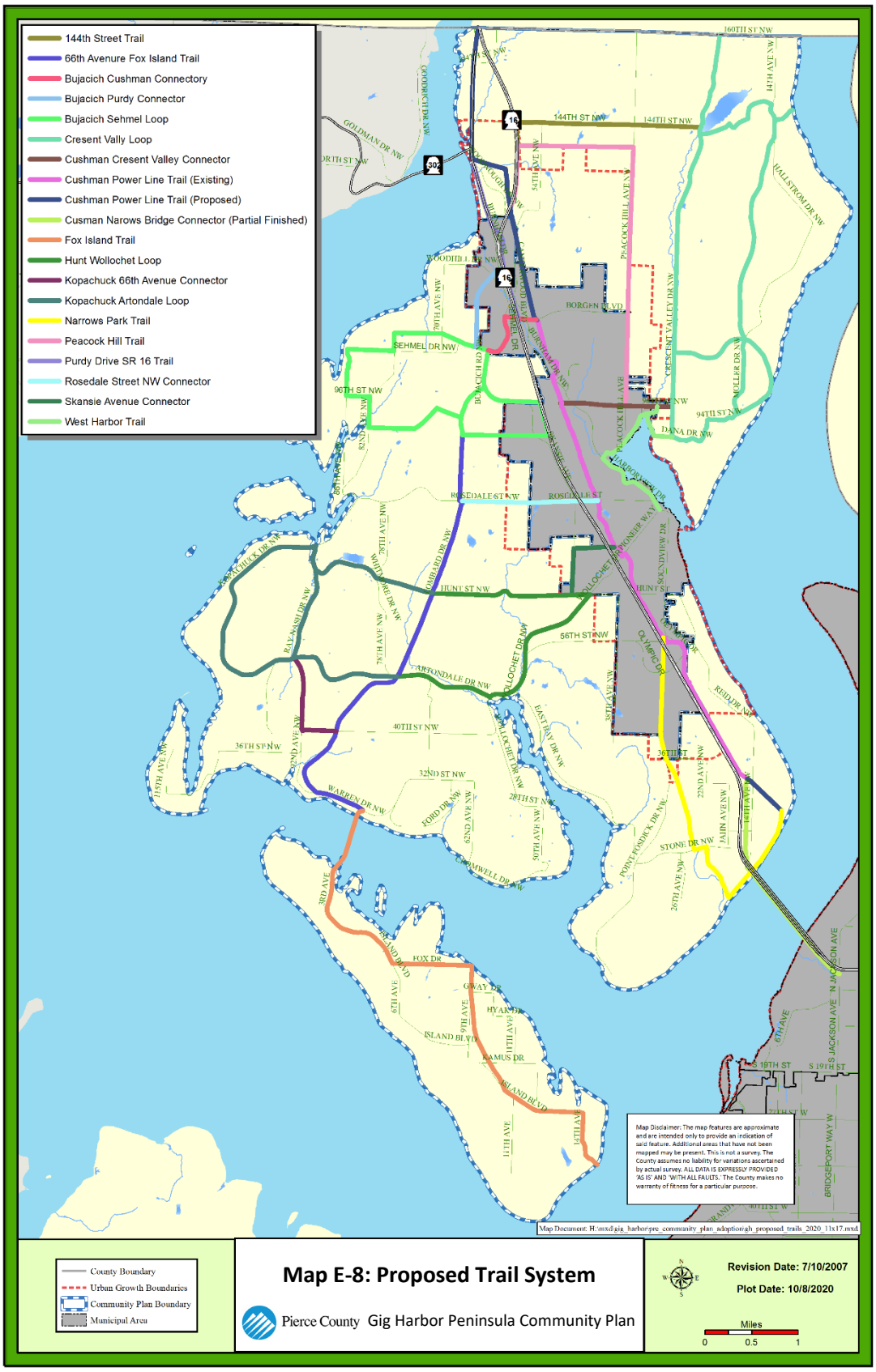

Crescent Lake Boat Ramp
Weuna Boat Launch
Vashon Island
Public Foot Access
Boat Ramp
Raft Island
Gig Harbor
Gig Harbor Wharf
Peoples Dock & Ferry Landing
Youngs Landing
Outside Ferry Landing
Cutts Island
Henderson Bay
Glen Cove
Dalco Passage
Horsehead Bay Landing
Hales Pass Shoreline Access
Towhead Island Boat Launch
Tanglewood Island
Wollochet Bay
Hale Passage
Carr Inlet
Fox Island Ferry Landing
Fox Island
Fox Island Boat Launch
Carr Inlet Foot Access
Fox Island Fish Pier
The Narrows
Ruston
Fircrest
University Place
Puget
Pitt Passage
McNeil Island
Existing Parks and Recreation
Pierce County Trail
Pierce County Park/Recreation Site
Golf Course (Public or Private)
City of Gig Harbor Park/Recreation Site
Open Space
State Park/Recreation Site
K thru 12 Education
Higher Education
Public Access
Source: Pierce County Assessor/Treasurer Land Use Code Information
Gig Harbor's Adopted Urban Growth Boundary
Pierce County, Washington
Miles
0
1
2
Gig Harbor Community Plan Update
Pierce County
Geographic Information System
Dept. of Planning & Land Services
Plot Date: April 24, 2006


Boat Ramps
Paved Trails
Beach
Community Center
Golf
Park
Park Under Construction
Pier
Rec Area
Rec Center
Skate Park
Trail
Wildlife Habitat
Purdy Spit
Randall
Horsehead
Wollochet
Toehead
Pt Fosdick
County Boundary
Urban Growth Boundaries
Community Plan Boundary
Municipal Area
Map E-6: Parks and Recreation
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 3/4/2020
Plot Date: 10/8/2020
Miles
0
0.5
1
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.


Park Acquisition Recommendations
Potential Park Site
Potential Trail
Pierce County, Washington
Gig Harbor
Community Plan
MILES
0
0.5
1
2
Pierce County
Geographic Information System
Department of Planning and Land Services
Plot Date: July 10, 2007
Map Document:
A:\mxd\gig_harbor\pre_community_plan_adoption\gh_park_acquisition.mxd
Gig Harbor
Burley Lagoon
Henderson Bay
Lay Inlet
Glen Cove
Horsehead Bay
Carr Inlet
Colvos Passage
Dalco Passage
Pitt Passage
Ruston
Tacoma
Fircrest
University Place


Potential Park Site
Potential Trail
County Boundary
Urban Growth Boundaries
Community Plan Boundary
Municipal Area
Map E-7: Park Acquisition Recommendation
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 9/30/2020
Plot Date: 10/8/2020
Miles
0
0.5
1
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
Map Document: H:\mxd\gig_harbor\pre_community_plan_adoption\gh_parks_acquire_2020_11x17.mxd


Proposed Trail System
144th Street Trail
66th Avenue Fox Island Trail
Bujacich Cushman Connector
Bujacich Purdy Connector
Bujacich Sehmel Loop
Cushman Crescent Valley Connector
Cresent Vally Loop
Cromwell Artondale Park Connector
Cushman Power Line Trail (Existing)
Cushman Narrows Bridge Connector
Cushman Power Line Trail (Proposed)
Fox Island Trail
Hunt Wollochet Loop
Kopachuck 66th Avenue Connector
Kopachuck Artondale Loop
Narrows Park Trail
Peacock Hill Trail
Purdy Drive SR 16 Trail
Rosedale Street NW Connector
Skansie Avenue Connector
West Harbor Trail
Gig Harbor's Urban Growth Area Boundary
Pierce County, Washington
Gig Harbor Community Plan
MILES
0 0.5 1 2
Pierce County
Department of Planning and Land Services
Plot Date: July 10, 2007
Gig Harbor
Ruston
Tacoma
University Place
Fircrest
Burley Lagoon
Henderson Bay
Lay Inlet
Horsehead Bay
Carr Inlet
Dalco Passage
Colvos Passage
Glen Cove
Pitt Passage


144th Street Trail
66th Avenure Fox Island Trail
Bujacich Cushman Connectory
Bujacich Purdy Connector
Bujacich Sehmel Loop
Cresent Vally Loop
Cushman Cresent Valley Connector
Cushman Power Line Trail (Existing)
Cushman Power Line Trail (Proposed)
Cusman Narows Bridge Connector (Partial Finished)
Fox Island Trail
Hunt Wollochet Loop
Kopachuck 66th Avenue Connector
Kopachuck Artondale Loop
Narrows Park Trail
Peacock Hill Trail
Purdy Drive SR 16 Trail
Rosedale Street NW Connector
Skansie Avenue Connector
West Harbor Trail
Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED AS IS' AND 'WITH ALL FAULTS.' The County makes no warranty of fitness for a particular purpose.
Map Document: H:\mxd\gig_harbor\pre_community_plan_adoption\gh_proposed_trails_2020_11x17.mxd
County Boundary
Urban Growth Boundaries
Community Plan Boundary
Municipal Area
Map E-8: Proposed Trail System
Pierce County Gig Harbor Peninsula Community Plan
Revision Date: 7/10/2007
Plot Date: 10/8/2020
Miles
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0.5
1

Chapter 7: Plan Monitoring

Purpose

The 1990 State Growth Management Act (GMA) requires jurisdictions planning under GMA to report on progress made in implementing the Act, and to subject their comprehensive plans to continuing evaluation and review. As part of the County's Comprehensive Plan, the Gig Harbor Peninsula Community Plan is subject to this requirement. One mechanism for conducting this evaluation and review is to monitor the development standards, regulations, actions, and other programs called for in the plan for the purpose of determining their effectiveness in fulfilling the vision of each of the six elements of the plan.

This section provides a framework both for monitoring the various actions undertaken to implement the plan and for offering recommendations to make adjustments to the actions in order to achieve the vision of the plan. Actions may include the development and implementation of regulations and design standards, working with the City of Gig Harbor to coordinate the provision of facilities and services, developing educational programs and handouts, acquiring parks, preserving open space, and other actions. This framework for monitoring provides a means for measuring the effect of each action, identifies participants and their roles in monitoring the actions, lays out time frames for monitoring, and specifies how the monitoring program should be documented. Information obtained from the monitoring program will be used to offer recommendations to decision makers as to what changes to the community plan may be needed in order to attain specified goals and meet the visions in the plan.

How to Measure the Effect of Standards

The Gig Harbor Peninsula Community Plan identifies actions that need to be implemented to meet its vision, goals, objectives, principles, and standards. Monitoring evaluates the effectiveness of the actions in fulfilling the plan policies. The monitoring program outlined here includes several steps which are intended to identify actions taken, the ease with which they can be used, and whether the actions actually meet the objectives they were intended to achieve.

To do this, the monitoring program is divided into five steps: Actions, Inputs, Process, Outputs, and Outcomes. Each of the steps and the responsible participant are discussed briefly here.

Phase 1 – Actions~~:~~

Phase 1 monitoring would consist largely of reviewing the policies and standards stated in the plan and identifying all the actions that need to be undertaken to be consistent with the plan. The actions should be grouped according to the objectives they are intended to meet. ~~PALS~~PPW staff and the Gig Harbor Peninsula Advisory Commission (PAC) would be the primary participants in this activity.

PHASE 2 – INPUTS:

-Phase 2 monitoring would determine whether actions called for in the plan have actually been undertaken and completed. ~~PALS~~PPW staff would evaluate if regulations and design standards have been adopted. Review to determine if other actions have been completed and could be done by the PAC or other County departments.

PHASE 3 – PROCESS:

Phase 3 monitoring would evaluate whether an action is straightforward, understandable, or easy to use. In the case of regulations and design standards, those persons who have submitted permit applications requiring compliance with the regulations and design standards would need to be involved in the evaluation. The Pierce County Hearing Examiner and the PAC, which review such applications, as well as ~~PALS~~PPW staff, would need to be included in the monitoring. ~~PALS~~PPW staff would coordinate the monitoring and could conduct interviews or distribute questionnaires to persons who have submitted or reviewed permit applications subject to the regulation being monitored.

PHASE 4 – OUTPUTS:

Phase 4 monitoring would determine whether the action has been carried out as stated in the plan. For example, monitoring would determine whether a regulation or design standard has been complied with and identify reasons for any noncompliance. In regard to non-regulatory activities, monitoring would determine whether the objectives of the activity have been met. Participants would include residents, property owners, the PAC, and ~~PALS~~PPW staff.

PHASE 5 – OUTCOMES:

Phase 5 monitoring would evaluate the extent to which each action results in the desired effect on the community. The primary participants are the residents and property owners in the plan area. Assistance would be provided by the PAC and ~~PALS~~PPW staff. ~~PALS~~PPW staff would assist in organizing public meetings, preparing and distributing questionnaires, and using other means to gather this information.

TIMELINE

It is anticipated that the Gig Harbor Peninsula Community Plan will take a substantial period of time to be implemented. There are a number of actions that can be accomplished within a short timeframe, some will take much longer, and others will involve ongoing actions with no specific completion date. It is important that monitoring be done on a continuing basis with specific actions monitored at different times.

In regard to monitoring the development and implementation of regulations and design standards, it would be appropriate for monitoring to be phased over time as the five phases

outlined above are accomplished. Phase 1 would begin almost immediately upon the plan adoption. Phase 2 would take place within two years following the plan adoption. This would provide adequate time for the County Council to adopt implementing regulations called for in the plan. Phases 3, 4, and 5 would occur within two to three years following completion of Phase 2. This would allow time for the regulations to be applied to a number of development projects. Phase 3 analysis of how understandable the regulations are, and the ease to which they can be applied, would then be based on the application of the regulations to those projects developed within that time period. Phases 4 and 5 monitoring would be done simultaneously with Phase 3 monitoring. The total time for initial monitoring for Phases 1 through 5 would be about five years. As changes are made to regulations and design standards, the monitoring cycle would need to be repeated to address the changes.

Other actions that do not involve the implementation of regulations or design standards would be monitored on a similar timetable. Phase 1 and Phase 2 would occur within two years of adoption of the plan, while Phases 3, 4, and 5 monitoring would occur within five years of plan adoption.

As amendments are made to the plan, monitoring would need to continue to determine how effective the changes are in carrying out the goals in the plan. In addition, it would be appropriate to continue monitoring all actions in the plan every five years to evaluate whether the actions continue over time to effectively carry out those goals.

Documentation

A review of baseline information is necessary to effectively monitor whether the goals of the Gig Harbor Peninsula Community Plan are being met. Information regarding community attitudes, visual characteristics of the community, community services, infrastructure, business climate, land uses, permitting activity, and other community characteristics would be evaluated.

As each phase of monitoring is completed, a report should be prepared by ~~PALS~~PPW staff which identifies the action being monitored, the specific purpose of the monitoring, methods used in monitoring, data collected, analysis of the data, and recommendations for further action. The report should be submitted to the PAC for review and comment and to the County Council for its consideration.

Recommendations for Further Action

In addition to determining the effectiveness of the plan in fulfilling the goals of the community, a key component to monitoring would be the recommendations for further action. These recommendations should clearly identify the specific goals being addressed, how the recommended action corrects a deficiency in the plan, how the recommended action will contribute to fulfilling the goal in question, and a timeline for completing the proposed action.

The following is a list of actions that need to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each

should be completed: short-, medium-, or long-term. Short-term actions should occur immediately or within one year of plan update. Mid-term actions should be completed within 2 to 5 years. Long-term actions should be completed within 5 to 10 years of plan update. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the:

- Tacoma-Pierce County Health Department (TPCHD),
- Pierce County Planning and Public Works Department (PPW),
- Pierce County Parks & Recreation Department (Parks),
- Pierce County Sheriff (Sheriff),
- Gig Harbor Peninsula Advisory Commission (PAC),
- US Army Corps of Engineers (CORPS),
- Washington State Department of Natural Resources (DNR),
- Pierce County Council (County Council),
- City of Gig Harbor,
- Washington State Department of Ecology (DOE),
- Washington State Department of Transportation (WSDOT),
- Washington State Department of Corrections (DOC),
- Washington State Department of Fish and Wildlife (DFW),
- Peninsula Land Trust,
- Washington State University-Pierce County Cooperative Extension Office (WSU),
- Pierce Conservation District (PCD),
- Key Peninsula-Gig Harbor-Islands (KGI),
- Peninsula Metropolitan Parks (PenMet Parks),
- Pierce Transit,
- Pierce County Department of Emergency Management (DEM)

Table XX: Implementing Actions

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
1	**General**				
1.1	Conduct a community outreach effort to assess the desire for a full community plan update in response to prevailing growth and development trends.	PPW, PAC		X	
1.2	Consult with the Medicine Creek Tribes to develop a comprehensive update to the Indigenous History section of the Gig Harbor Peninsula Community Plan.	PPW, Tribes		X	
2	**Land Use**				

	~~Amend the Development Regulations - Zoning. (GHPCPB, PALS, County Council)~~
	• ~~Develop and adopt zone classifications and implementation standards that:~~
	• ~~Provide for residential densities within Gig Harbor's UGA that are consistent with the County's population allocation for the UGA.~~
	• ~~Allow a range and intensity of land uses in commercial areas that are based on community plan policies, market factors, compatibility with the neighboring area, and consistency with the City of Gig Harbor's Comprehensive Plan.~~
	• ~~Allow a variety of high quality professional, research, high tech, and light industrial land uses in Employment Centers.~~
	• ~~Allow small scale commercial and civic uses in RNCs.~~
	  • ~~Discourage land use activities adjacent to the Tacoma Narrows Airport that are incompatible with general aviation uses.~~
	  • ~~Create Planned Unit Development regulations to provide a process for reviewing and approving future development at the Tacoma Narrows Airport.~~
	  • ~~Allow land uses in the Rural designations such as low-density housing, agricultural, forestry, and recreational uses. Provisions should also be made to allow for limited civic and public safety uses.~~
	  • ~~Allow uses within the Reserve-5 area that will preserve land for future urban uses and urban densities.~~
	• ~~Allow single-family residential, agricultural and forestry uses within the Rural Sensitive Resource designation.~~
	• ~~Implement low impact development standards for the RSR designation.~~
	• ~~Provide a formal Site Plan Review (SPR) process that is used for review and approval of major developments in the community.~~
	• ~~Provide for home-based businesses in residential neighborhoods.~~				

	~~Amend the Development Regulations - Design Standards and Guidelines. (GHPCPB, PAC, PALS, County Council)~~ • ~~Develop and adopt design standards that protect residential areas from the impacts of non-residential uses.~~ • ~~Develop and adopt design standards that require infill developments to be designed to be compatible with the established neighborhood.~~ • ~~Develop and adopt standards that permit a variety of urban architectural housing styles in Gig Harbor's UGA.~~				
	~~Implement the land use designations in the UGA consistent with the community plan policies. (PALS, County Council, City of Gig Harbor)~~ ~~1. Designate lands in the UGA consistent with the City of Gig Harbor's adopted plan designations.~~				
2.1	Implement the land use designations in the rural area consistent with the community plan policies. ~~(PALS, County Council)~~ • ~~Designate lands adjacent to the UGA as Reserve-5.~~ • Designate the historic community center~~s~~ located at ~~Arletta, Rosedale, and~~ Fox Island as Rural Neighborhood Center~~s~~ (RNC~~s~~). • ~~Designate land that is identified on the Comprehensive Plan Open Space/Greenbelt Map that is not protected through the Shoreline Master Program or the Critical Area regulations as Rural Sensitive Resource.~~ • ~~Designate all lands located on the Gig Harbor Peninsula outside of the UGA that are not designated as Reserve-5, Rural Neighborhood Center, Rural Airport, or Rural Sensitive Resource, as Rural 10.~~	PPW County Council	X		

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
2.2	Coordinate, cooperate, and communicate with the City of Gig Harbor on land use issues in the UGA. ~~(PALS, PWU, City of Gig Harbor)~~ • ~~Develop a process that provides applicants for building permits in the UGA with information that recommends contacting the City of Gig Harbor early in the permit review process for information on city-contracted requirements and utility construction standards.~~	PPW City of Gig Harbor	X		
2.3	Develop and adopt a binding Joint Planning Agreement with the City of Gig Harbor that addresses the following items: ~~(PALS, PWU, County Council, City of Gig Harbor)~~ • A process for review and approval of development projects including building permits, subdivisions, and other land use approvals. • How economic development will be encouraged and supported. • How the rate, timing, and sequencing of Urban Growth Area boundary changes will be coordinated. • How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated. • How the provision of capital improvements to an area will be coordinated. • How public facilities and services will be provided and by which jurisdiction. • To what extent the City of Gig Harbor may exercise extra-jurisdictional responsibility within the unincorporated UGA.	PPW County Council City of Gig Harbor		X	
	~~Develop a process that provides for UGA boundary amendments, area-wide rezones, and annexations in the community that is consistent with the direction established in the community plan. (PALS, PAC, County Council, City of Gig Harbor)~~ • ~~Consider the impacts on the natural environment when evaluating rezones and plan amendments.~~				
	~~Implement a long-term code enforcement program to strictly enforce the Community Plan land use regulations. (PALS)~~				
2.4	Implement a monitoring program to evaluate the impacts of the community land use plan. ~~(PALS)~~	PPW		X	
2.5	Evaluate the need to expand the UGA into the ~~Reserve 5~~ Rural 5 area if the need for additional urban lands has been demonstrated. ~~(PALS, PWU, County Council, City of Gig Harbor)~~	PPW County Council City of Gig Harbor			X
2.6	Develop a boardwalk along the Purdy business district shoreline to promote the marine oriented character of the neighborhood. ~~(PALS, Parks)~~	PPW Parks			X
2.7	Engage with the public in preparing a plan for revitalizing the Purdy commercial center, which includes community recommendations and an implementation strategy for addressing utility infrastructure, streetscapes and pedestrian infrastructure, parking, economic development, urban design, parks and recreation, waterfront access, natural resources, and other public services and amenities.	County Council PPW Economic Development City of Gig Harbor PAC Utility Providers WSDOT TPCHD	X		

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
3	**Community Character and Design**				
	~~Amend the County Development Regulations-Zoning. (GHPCPB, PALS, PAC)~~ • ~~Develop and adopt an incentive program for open space preservation in the UGA that allows innovative measures such as clustering development, zero-lot-lines setbacks, and other techniques.~~ • ~~Amend the landscaping standards to require vegetative screens between new urban development and adjacent uses.~~ • ~~Develop standards that maintain forested corridor along State Route 16~~ • ~~Develop and adopt provisions for stringent enforcement of screening and buffering standards.~~ • ~~Require urban development standards such as curbs, gutters, and sidewalks for development in the UGA.~~				

3.1	Amend the County Development Regulations-Design Standards and Guidelines. ~~(GHPCPB, PALS, PAC)~~
	• ~~Develop urban design standards and guidelines in the UGA for:~~
	  • ~~Two-family, attached single-family, and multifamily residential development dealing with site planning and building placement.~~
	  • ~~Two-family, attached single-family, and multifamily residential development dealing with architectural design and scale of buildings.~~
	  • ~~Commercial, civic, and industrial uses dealing with site design including building placement, landscape and buffering, and sign placement.~~
	  • ~~Commercial, civic, and industrial uses to address architectural details including height, massing, materials, storefronts, and canopy and awning styles.~~
	• ~~Implement an Urban Sensitive Resource Overlay on sites that have been identified as open space in the Comprehensive Plan Open Space/Greenbelt Map throughout the UGA.~~
	• ~~Provide flexibility in the design review process.~~
	• ~~Develop standards and guidelines that preserve the rural character of the Gig Harbor Peninsula outside of the UGA.~~
	• ~~Utilize Low Impact Development (LID) techniques, limit impervious surfaces, and preserve wildlife corridors and native vegetation on each site that is developed in the RSR designation.~~
	• ~~Develop and adopt incentives for developments on contiguous pieces of property which are planned together, but not necessarily developed within the same time period.~~
	• ~~Develop and adopt incentives to encourage developers to use innovative methods to provide a high quality of design and landscaping.~~
	• ~~Adopt bonus density standards for developments that incorporate superior design, increased open space, or natural landscaping amenities.~~
		PPW
		PAC
			X		

3.2	Amend the Shoreline Management Use Regulations. ~~(PAC, PALS)~~ • Prohibit the vacation of unopened public rights-of-way at shoreline locations except when the vacation would enable a public authority to acquire the vacated property for public purposes.	PPW PAC	X		
	~~Amend the Pierce County Sign Code. (PALS, PAC)~~ • ~~Develop and adopt standards that reduce the number and size of nonconforming signs.~~ • ~~Develop and adopt sign standards for Rural Neighborhood Centers that are consistent with the standards of the adjacent rural designation.~~ • ~~Prohibit off-site advertising signs and billboards in the rural area.~~ • ~~Permit signs throughout the rural area that increase public awareness of local farms, forests, and other habitat areas.~~				
	~~Develop and adopt a tree conservation regulation. (PALS, DNR, PWU)~~				

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
3.3	Seek funding to develop freeway landscape plans at entrances to the community. ~~(PALS, WDOT)~~	PPW WSDOT		X	
3.4	Pursue public assistance programs, grants, and incentives to facilitate the replanting of greenbelts on previously developed commercial and residential sites. ~~(PALS, Parks, PCCD)~~	PPW PCD Parks		X	
3.5	Work with the Washington State Department of Transportation, Department of Corrections, and Pierce County to manage and replant any forested areas within their control along SR 16. ~~(PALS, WSDOT, WCCW, County Council)~~	PPW WSDOT DOC County Council		X	
	~~Develop and adopt a Transfer of Development Rights (TDR) program that would allow residential density credits to transfer to urban areas in exchange for permanent preservation of agricultural lands and timberland. (PALS, County Council)~~				
	~~Develop and adopt a program that would allow the direct purchase of development rights on existing agricultural and forestland. (PALS, County Council, Parks)~~				
3.6	Implement a monitoring program to evaluate the impacts of community design standards. ~~(PALS)~~	PPW			X
3.7	Seek funding for the preservation of tracts of land used for agricultural purposes and forest practices. ~~(PALS, PCCD, DNR, DFW)~~	PPW PCD DNR DFW			X
4	**Natural Environment**				
	~~Amend the County's Site Development and Stormwater Management Regulations. (PALS, PWU)~~ • ~~Develop and adopt Low Impact Development (LID) standards and guidelines.~~ • ~~Provide for better enforcement and maintenance of storm drainage systems.~~				
4.1	Amend the County's Shoreline Master Program. ~~(PALS, PWU, PAC, CORPS, DOE)~~ • Develop a detailed inventory of shoreline conditions within the plan area, including the number, type, and location of shoreline armoring projects, stairs, docks, and piers. • Integrate the shoreline inventory into the County Geographic Information System.	PPW PAC CORPS DOE	X		

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
	~~Amend the County Critical Area Regulations. (PALS, PAC, TPCHD, WDOE, WDFW)~~ • ~~Develop and adopt Low Impact Development (LID) standards and guidelines.~~ • ~~Develop standards to reduce transport of commonly used household hazardous chemicals, fertilizers, pesticides, and pet wastes into adjacent lakes, streams, and wetlands.~~ • ~~Protect areas containing trees that provide snags, nesting, and roosting sites for state or federally listed threatened or endangered bird populations.~~ • ~~Provide greater protection for those wetlands that are inhabited or utilized by federal or state listed endangered or threatened plant, fish, or animal species.~~ • ~~Increase the percentage of native vegetation within designated fish and wildlife habitat areas identified in the plan area.~~ • ~~Require that new vegetation plantings are native, non-invasive species within designated fish and wildlife habitat areas.~~ • ~~Implement low impact development techniques within Biodiversity Management Areas (BMAs) and wildlife corridors.~~				
	~~Amend the County Development Regulations-Zoning. (PALS, PAC, PWU)~~ • ~~Require a conceptual stormwater drainage plan prior to the Peninsula Advisory Commission (PAC) review of major developments or projects on sensitive sites.~~ • ~~Review existing allowable limits of impervious surface against the best available science to determine if these standards are adequate.~~ • ~~Examine existing parking lot standards for ways to reduce the total amount of effective impervious surface.~~				
4.2	Pursue programs that protect and conserve groundwater supplies contained within the Gig Harbor Peninsula aquifer. ~~(PALS, TPCHD, DOE)~~ • Implement water conservation measures throughout the plan area.	PPW TPCHD DOE	X		
4.3	Work with the TPCHD and the Department of Emergency Management to enhance hazardous spill response coordination within the plan area. ~~(PALS, TPCHD, DEM)~~ • Work with Pierce County's Emergency Management Department to identify appropriate methods for handling spill response in high-risk areas. • Initiate a program to install signage around the perimeter of wellhead protection areas and the most sensitive aquifer recharge areas. • Pursue funding opportunities to map spill locations on state routes for areas that have a potential to enter the one-year time of travel zone and/or storm drainage systems.	PPW TPCHD DEM	X		
4.4	Implement a variety of strategies within the plan area that encourage public and private organizations to acquire, retain and preserve open space. ~~(PALS, Parks, Peninsula Land Trust, PCCD, WSU)~~ • Pursue open space acquisition opportunities through the Pierce County Conservation Futures Program. • Support the ongoing efforts of Land Trusts and similar non-profit organizations that work to preserve open space. • ~~Develop and adopt a Purchase of Development Rights (PDR) and the Transfer of Development Rights (TDR) program.~~ • Conduct workshops on the County's Current Use Assessment (CUA) Public Benefit Rating System (PBRS). • Coordinate with the Pierce ~~County~~ Conservation District, the Washington State University-Pierce County Cooperative Extension Office and other government agencies in their efforts to educate property owners within the open space network on best management practices, native vegetation planting, and habitat restoration. • Support the volunteer efforts of private organizations that are involved in habitat restoration activities on the Peninsula. • Streamline the regulatory permitting process for habitat restoration projects. • Encourage restoration activities that enhance the function and value of the fish and wildlife habitat ecosystems contained within the open space network.	PPW Parks Peninsula Land Trust PCD WSU	X		

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
	~~Maintain the level of service standard for open space on the Gig Harbor Peninsula as identified in the Pierce County Comprehensive Plan. (County Council, Parks)~~				
	~~Review all penalties and enforcement language in the Pierce County land use codes to determine if the provisions are adequate to deter illegal activities. (PALS, PWU, TPCHD)~~				
	~~Amend the County's Site Development and Stormwater Management Regulations. (PALS, PWU)~~ • ~~Develop a monitoring program to evaluate projects that utilize LID standards to determine the effectiveness of the established goals.~~				
4.5	~~Amend the County's Shoreline Master Program. (PALS, PWU, PAC, WDOE)~~ • ~~Develop and adopt Low Impact Development (LID) techniques along all Peninsula area shorelines.~~ • ~~Require a tree canopy and native vegetation buffer plan for new development in all shoreline environments.~~ • ~~Update siting criteria and construction standards for bulkheads, piers, and docks.~~ • ~~Classify shoreline environmental designations that accurately represent current conditions of the shorelines, the scientific understanding of shoreline processes, and the community's attitudes toward shoreline management.~~ • ~~Require Habitat Management Plans (HMPs) for development within the Shoreline jurisdiction.~~ • Conduct stream flow testing and review other current information to determine if Peninsula area creeks meet the minimum flow criteria for shorelines of the state.	PPW PAC DOE		X	
4.6	Amend the County Critical Area Regulations. ~~(PALS, PAC, TPCHD, WDOE, WDFW, CORPS)~~ • Develop an incentive program that provides flexibility for protecting wetlands that are contained in fish and wildlife habitat management zones. • Establish fish and wildlife habitat buffers that are sized according to the best available science. • Include BMAs and wildlife corridors as habitats of local importance in the Fish and Wildlife Chapter of the Critical Areas Regulations. • Conduct detailed inventory of wetland complexes located within the plan area. • Develop a Transfer of Development Rights and Purchase of Development Rights program for wetland area density transfers. • Develop a wetland banking program. • Implement adaptive management techniques for protecting critical areas as new information becomes available. • Develop marine bluff standards to address development along the saltwater shorelines.	PPW PAC TPCHD DOE DFW CORPS		X	
	~~Amend the County Development Regulations-Zoning. (PALS, PAC, PWU)~~ • ~~Require a conceptual stormwater drainage plan prior to the Peninsula Advisory Commission (PAC) review of major developments or projects on sensitive sites.~~ • ~~Review existing allowable limits of impervious surface against the best available science to determine if these standards should be reduced.~~ • ~~Examine existing parking lot standards for ways to reduce the total amount of effective impervious surface.~~				

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
4.7	Amend the Pierce County Environmental Regulations and ~~PALS~~-associated administrative Procedures. ~~(PALS, PWU)~~ • Develop a process for the preparation of Environmental Impact Statements (EISs) by an independent third party. • Require additional pollution control measures at boat launches and other public shoreline access locations that lack appropriate facilities.	PPW		X	
4.8	Provide additional County resources to monitor the health of the near-shore environment and to enforce violations. ~~(PALS, TPCHD)~~ • Fund at least one additional staff person committed to shoreline management regulation and enforcement in the plan area. • Consider adding provisions for property liens on parcels that are in violation of the SMP. • Consider monitoring shoreline areas for environmental degradation and SMP violations. • Promote education, awareness, and outreach programs that emphasize best management practices (BMPs) and environmental stewardship for waterfront property owners. • Provide additional education to property owners along streams, lakes, and marine waters on the existing fish and wildlife species and habitat needs.	PPW TPCHD		X	
4.9	Implement strategies to improve water quality within the Gig Harbor Peninsula Community Plan area. ~~(PALS, PWU, TPCHD, WDFW, PCCD)~~ • ~~Review existing regulations and County programs to identify potential impacts on water quality and implement improvements to help eliminate non-point source discharges that detrimentally affect water quality.~~ • ~~Require BMPs for agricultural activities.~~ • ~~Restrict livestock access to riparian and wetland areas.~~ • ~~Condition Forest Practice and road construction approvals to eliminate erosion and transport of sedimentation into lakes, streams, and wetlands.~~ • Develop partnership opportunities with Washington State University-Pierce County Cooperative Extension Office and Pierce ~~County~~ Conservation District to conduct public education and outreach efforts within the plan area that are geared toward reducing the impacts to water quality associated with household activities or property management.	PPW TPCHD DFW PCD		X	
4.10	Monitor streams, lakes, and marine shorelines within the plan area for compliance with quality standards and impacts related to development. ~~(PALS, TPCHD, DOE, DFW, CORPS)~~ • Establish volunteer groups and contact community organizations that are interested in water quality programs ~~such as the Pierce County Stream Team~~. • Monitor wetlands for impacts related to development.	PPW TPCHD DOE DFW CORPS		X	
4.11	Inventory existing environmental conditions and features within the plan area. ~~(PALS, PWU, WDFW, PCCD)~~ • Evaluate streams within the plan area for evidence of scouring, erosion, increases in peak stormwater flows and velocities, or a reduction in biological activity. • Participate with the WDFW in a habitat survey of the plan area that includes an inventory of habitat types and their conditions.	PPW DFW PCD		X	

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
4.12	Encourage shoreline restoration activities that increase the function and value of the shoreline environment. ~~(PALS, WDOE, WDFW, PCCD)~~ • Develop a prioritization list of habitat improvement projects for the plan area. • Cooperate with the ~~W~~DFW and waterfront property owners in the development of any showcase habitat restoration projects. • Promote backyard wildlife sanctuary programs. • Establish shellfish protection districts in areas that are affected by a shellfish downgrade. • Utilize the results of the Pierce ~~County~~ Conservation District's (P~~C~~CD) survey of fish passage barriers that has been prepared for the community plan area and prioritize correction of any blockages in the next Capital Improvement Program (CIP) update.	PPW DOE DFW PCD		X	
4.13	Pursue the restoration, acquisition, and preservation of open space areas in the community. ~~(PALS, City of Gig Harbor, PCCD, Peninsula Land Trust, Parks, CORPS, WDOE, WDFW)~~ • Coordinate with the City of Gig Harbor, other agencies, and non-profit organizations that have an interest in preserving or enhancing open space within the plan area. • Utilize ~~countywide impact fees~~ Conservation Futures funding to purchase open space land. • Conduct public workshops on the County's Current Use Assessment Program, Public Benefit Rating System (tax reduction) to encourage property owners to place wetlands into open space designations. • Pursue grants and other funding sources that could be used to restore important wetland systems that were degraded prior to adoption of the Wetland Management Regulations. • Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.	PPW City of Gig Harbor PCD Peninsula Land Trust Parks CORPS DOE DFW		X	
4.14	Initiate a public vote on a measure that would levy a real estate excise tax on real estate transactions for the purpose of acquiring and maintaining conservation areas.			X	
4.15	Establish a long-term forum for ~~addressing~~ protecting and improving receiving water quality ~~issues~~ within the plan area using the current Key Peninsula-Gig Harbor-Islands (KGI) Watershed Committee or a similar organization. ~~(PALS, KGI, TPCHD)~~	PPW KGI TPCHD			X
4.16	Develop a long-term public education, outreach, and incentive program for preserving and protecting Critical Areas. ~~(PALS, Parks, KGI, PWU, WDOE, WDFW)~~ • Work with local environmental groups such as the Peninsula Neighborhood Association, Tahoma Audubon Society, etc. to develop a workshop on identifying and protecting critical within the plan area. • Work with the Pierce ~~County~~ Conservation District and Washington State University-Pierce County Cooperative Extension Office to provide additional public education and outreach for preserving critical areas within the plan area. • Promote and encourage direct acquisition or conservation easements at important critical areas within the plan area.	PPW Parks KGI DOE DFW			X
5	**Economic**				
	~~Write implementing regulations that allow home occupations throughout the Gig Harbor Peninsula. (GHPCPB, PALS)~~				
5.1	Provide a zone in the urban and rural area that limits the square footage of businesses to allow affordable opportunities for small entrepreneurs. ~~(GHPCPB, PALS)~~	PPW	X		
	~~Allow opportunities for resource-based industries such as aquaculture, agriculture, and forestry within the plan area. (GHPCPB, PALS)~~				
	~~Ensure office parks are allowed in one or more zones within the Urban Growth Area. (GHPCPB, PALS)~~				
	~~Develop zones where shopping, service, and leisure activities are allowed and would result in minimum impacts to the environment. (GHPCPB, PALS)~~				

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
	~~Ensure zoning does not promote strip development and directs uses with heavy impacts to the environment or transportation system into appropriate areas. (GHPCPB, PALS)~~				
	~~Consider a zone within the Purdy area that would allow a hotel or conference center. (GHPCPB, PALS)~~				
5.2	Work with the ~~c~~City, chamber, and the Economic Development Board to promote and attract professional businesses such as investment, Internet, banking, and telecommunications. ~~(PALS, PAC)~~	PPW PAC		X	
5.3	Work with the ~~c~~City, chamber, and the Economic Development Board to promote and attract service based businesses, such as restaurants, clothing stores, and auto-repair in response to growth demands. ~~(PALS, PAC)~~	PPW PAC		X	
5.4	Work with the City of Gig Harbor and Pierce County in developing regulations to allow height restrictions to be exceeded in certain zones. ~~(PALS, GHPCPB)~~	PPW		X	
	~~Work with the City of Gig Harbor and Pierce County to write incentive-based regulations that would allow parking under office buildings. (PALS, GHPCPB)~~				
5.5	Decide the order in which planned actions should be completed for each Employment Center. ~~(PALS, PAC)~~	PPW PAC		X	
5.6	Work with the ~~c~~ity and/or County to complete planned actions for the various employment centers. ~~(PALS, PAC)~~	PPW PAC		X	
5.7	Work with the Chamber of Commerce, the City of Gig Harbor, Pierce County, the Economic Development Board, and private investors to encourage and attract commercial and civic services for the Peninsula that would serve the needs of the community and limit the need to travel across the Narrows Bridge. ~~(PALS)~~	PPW			X
5.8	Investigate and pursue the possibility of obtaining and/or expanding higher education facilities ~~and a hospital or health care related facilities. (PALS)~~	PPW			X
6	**Facilities and Services**				
	~~Require urban development standards and urban levels of service as a component of all new development in the Urban Growth Area. If level of service standards are not being met, amend regulations as necessary. (PALS, PWU)~~				
	~~Require that new development supports the costs associated with public facility and service expansions that are made necessary by each development project. (PALS, PWU)~~				
	~~Ensure that the UGA includes only those areas that are capable of providing urban levels of service over the next 20 years. (PALS, City of Gig Harbor)~~				
	~~Require that the level of service (LOS) standards for facilities and services that are adopted in the Pierce County Comprehensive Plan or Gig Harbor Peninsula Community Plan are maintained. (PALS, PWU, T.P.C.H.D)~~				
	~~Amend regulations as necessary to allow interim on-site approved septic systems in the UGA where sewer facilities are not available. (PALS, T.P.C.H.D)~~				
6.1	Facilitate protection and conservation of groundwater supplies contained within the Gig Harbor Peninsula aquifer. ~~(PALS, T.P.C.H.D)~~ • Support efforts to establish a water budget for the Gig Harbor Peninsula.	PPW TPCHD	X		
6.2	Promote reliable and cost-effective solid waste service that is consistent with the Tacoma-Pierce County Solid Waste Management Plan. (PWU)	PPW	X		
6.3	Encourage recycling and a reduction in the volume of solid waste in the community. (PWU)	PPW	X		
	~~Amend regulations to permit regional electrical and natural gas facilities in the plan area. (PWU)~~	PPW	X		
6.4	Support expansion of electric utility facilities to meet future load requirements and support conservation measures to aid in meeting future growth needs. ~~(PALS)~~	PPW	X		

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
6.5	Support the efforts of ~~Fire District Number Five~~ Gig Harbor Fire & Medic One in responding to the increasing population and demand for services on the Gig Harbor Peninsula.~~ (PALS)~~	PPW	X		
	~~Coordinate capital facilities planning with the Peninsula School District. (PALS, PWU)~~				
6.6	Work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities. ~~(PALS, PC Parks, Peninsula School District)~~	PPW Parks PenMet Parks Peninsula School District	X		
	~~Require that the level of service (LOS) standards for facilities and services that are adopted in the Pierce County Comprehensive Plan or Gig Harbor Peninsula Community Plan are maintained. (PALS, PWU, T.P.C.H.D)~~				
	~~Require that regional parks and recreational facilities are provided within the community plan area that meets the Countywide LOS standard. (PC Parks)~~				
	~~Provide opportunities for community involvement in siting and developing the County's regional park system on the Gig Harbor Peninsula. The Pierce County Parks Department should forward park improvement recommendations to the PAC. (PC Parks, PAC)~~				
	~~Require that the level of service (LOS) standards for facilities and services that are adopted in the Pierce County Comprehensive Plan or Gig Harbor Peninsula Community Plan are maintained. (PALS, PWU, T.P.C.H.D)~~				
6.7	Annually consult with the Peninsula School District to prioritize safety improvements near schools and established bus stops. ~~(PALS, PWU, Peninsula School District)~~	PPW Peninsula School District	X		
6.8	Ensure that transportation facilities are developed in a manner that will not encourage or promote growth or development beyond the UGA. ~~(PALS, PWU)~~	PPW	X		
	~~Require that new roads are designed and constructed in a manner that minimizes impacts to streams, wetlands, wildlife habitat, and other critical areas. (PALS, PWU)~~				
6.9	Work with the City of Gig Harbor in ranking possible sites for planned public facilities and services using a priority system. ~~(PALS, City of Gig Harbor)~~	PPW City of Gig Harbor		X	
	~~Coordinate the provision of urban services and utilities within the Urban Growth Area.~~				
6.10	Develop a joint planning agreement with the City of Gig Harbor addressing urban services and facilities within the Urban Growth Area. This agreement should address the following: ~~(PALS, City of Gig Harbor, PC Council)~~ • Standards for determining the adequacy and availability of public facilities and services. • A process for coordinating the expansion of public facilities and services. • A process for coordinating capital improvement projects within the UGA.	PPW City of Gig Harbor County Council		X	
6.11	Pursue planned actions within the UGA pursuant to WAC 197-11-165, 197-11-168, and 197-11-172. ~~(PALS, City of Gig Harbor)~~	PPW City of Gig Harbor		X	

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
6.12	Utilize the results of the Pierce ~~County~~ Conservation District's (P~~C~~CD) survey of fish passage barriers that has been prepared for the Gig Harbor Peninsula and prioritize correction of any barriers in the next Capital Improvement Program (CIP) update. ~~(PALS, PCCD, PWU)~~	PPW PCD		X	
6.13	Coordinate the phased expansion of sewer interceptors within the Urban Growth Area. ~~(PALS, PWU, City of Gig Harbor)~~	PPW City of Gig Harbor		X	
	~~Amend development regulations to provide standards that establish near zero change in hydraulic and hydrologic function on a property after development. (PALS, PWU, PAC)~~ • ~~Implement low impact site development techniques.~~ • ~~Revise existing development standards when the standard does not adequately prevent new development from increasing surface water drainage problems or where the standard does not eliminate the possibility of damage from storm events.~~				
	~~Review existing allowable limits of impervious surface against the best available science to determine the adequacy of these standards. (PALS, PWU, WSDOE)~~				
6.14	Implement programs to reduce impacts associated with stormwater runoff in the plan area. ~~(PALS, PWU)~~ • Evaluate streams within the plan area for evidence of scouring, erosion, and other evidence of an increase in peak stormwater flows and velocities or a reduction in biological activity. • Develop a prioritization list of habitat improvement projects for the plan area. • Provide assistance to property owners for reducing stormwater flows and implementing best management practices.	PPW		X	
	~~Amend and adopt regulations that integrate stormwater detention and retention facilities into the natural environment. (PALS, PWU)~~				
6.15	Develop and adopt an enforcement and maintenance program for private stormwater facilities. ~~(PALS, PWU)~~	PPW		X	
6.16	Study a regional water supply system on the Gig Harbor Peninsula. ~~(PALS, T.P.C.H.D)~~	PPW TPCHD		X	
	~~Prohibit new individual wells within the Urban Growth Area. (PALS, T.P.C.H.D)~~				
	~~Prohibit new wells on sites that are at high risk for saltwater intrusion, unless it can be demonstrated through a hydrogeologic assessment that additional groundwater withdrawal will not worsen the problem in the vicinity. (PALS, T.P.C.H.D)~~				
6.17	Amend the Capital Facilities Plan to adopt a level of service, based on the number of on-duty commissioned officers in the community, which would more accurately reflect the true level of service in the community. ~~(PALS, PC Sheriff, PC Council)~~	PPW Sheriff County Council		X	
	~~Work with the Peninsula School District to determine if impact fees for schools are adequate to mitigate the impacts to the facilities that are generated by new residential growth within the community plan area. Amend the school impact fee ordinance if necessary. (PALS, PC Council, PAC)~~				
	~~Acquire property that will contribute to the community-wide system of parks, recreational facilities, trails, and open space. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~				
	~~Work with the various park and recreation providers on the Peninsula to provide community park facilities throughout the plan area. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~				
	~~Work with the various park and recreation providers on the Peninsula to provide a system of neighborhood parks in the community. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~				
	~~Require subdivision parks in all new residential developments unless a fee in lieu of park dedication is provided. (PC Parks, PALS)~~				

ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
	~~Work with the various park and recreation providers on the Peninsula to provide a community-wide system of trails that will serve park, recreation, and open space needs. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~				
	~~Work with the various park and recreation providers on the Peninsula to develop indoor and outdoor recreation facilities throughout the community at regional, community, and neighborhood parks and at school sites. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~				
	~~Acquire open space tracts for passive recreation including shoreline access and wildlife viewing. (PC Parks, PALS, PCCD, Land Trust, PPRD)~~				
	~~Acquire shoreline access points whenever possible. (PC Parks, PALS, PCCD, Land Trust, PPRD, DNR)~~				
6.18	Prohibit the vacation or trading of unopened public rights-of-way at shoreline locations except when the vacation or trade would enable a public authority to acquire the vacated property for public purposes. ~~(PWU, PALS)~~				
	~~Work with the City of Gig Harbor, the Peninsula School District, the Peninsula Park and Recreation District, the Peninsula Park and Recreation Council, and other interested citizens in providing park and recreational facilities in the community. (PC Parks, City of Gig Harbor, Peninsula School District, PPRD, PPRC, PAC)~~ • ~~Pierce County Parks Department should provide the various park and recreation provider's technical expertise in site planning and facility needs assessments.~~ • ~~Pierce County Parks Department should provide assistance in the preparation of grants for property acquisition, operation, and maintenance.~~ • ~~Pierce County Parks Department should work with the Peninsula School District to coordinate a schedule for limited community use of the school district facilities.~~				
	~~Adopt rules that allow developers to offer a payment in lieu of park land dedication when they are developing subdivisions. (PALS, PC Parks)~~				
	~~Develop park facilities that generate funds. Incorporate revenue collection into the design of new parks. (PALS, PC Parks)~~				
	~~Charge user fees at sites that provide recreational opportunities at a rate that will support the facilities maintenance and operating costs. (PC Parks)~~				
6.19	Work with Pierce Transit to develop a transit system to serve the internal and external travel needs of Peninsula residents. ~~(PALS, PWU, PC Transit)~~	PPW, PC Transit			
6.20	Implement transportation demand management programs. ~~(PALS, PWU, PC Transit)~~ • Assist Pierce Transit and other agencies in evaluating boundary and service extensions, additions, and revisions. [Ongoing] • ~~Implement programs that encourage carpooling, bicycling, walking, transit usage, telecommuting, and compressed work weeks.~~ • Examine the possibility of requiring developers of employment sites to implement transportation demand management measures. • Consider providing developers with incentives or credits for implementing transportation demand management measures.	PPW Pierce Transit	X		
6.21	Pursue the expansion of the existing park and ride lots and development of new lots in the regional park and ride lot system. ~~(PALS, PWU, PC Transit)~~	PPW Pierce Transit	X		
	~~Require that new and reconstructed arterial roadways within the UGA are provided with curb, gutter, and sidewalks and facilities to accommodate bicyclists. (PALS, PWU)~~				
6.22	Explore joint funding of transportation projects when viable, including application for state and federal grants. [Ongoing]	PPW City of Gig Harbor WSDOT Pierce Transit			
	~~Study the viability of developer impact fees for funding transportation improvements within the Gig Harbor Peninsula Community Plan area. Create an impact fee ordinance to fund transportation improvements if feasible. (PALS, PWU, PC Council, City of Gig Harbor).~~				

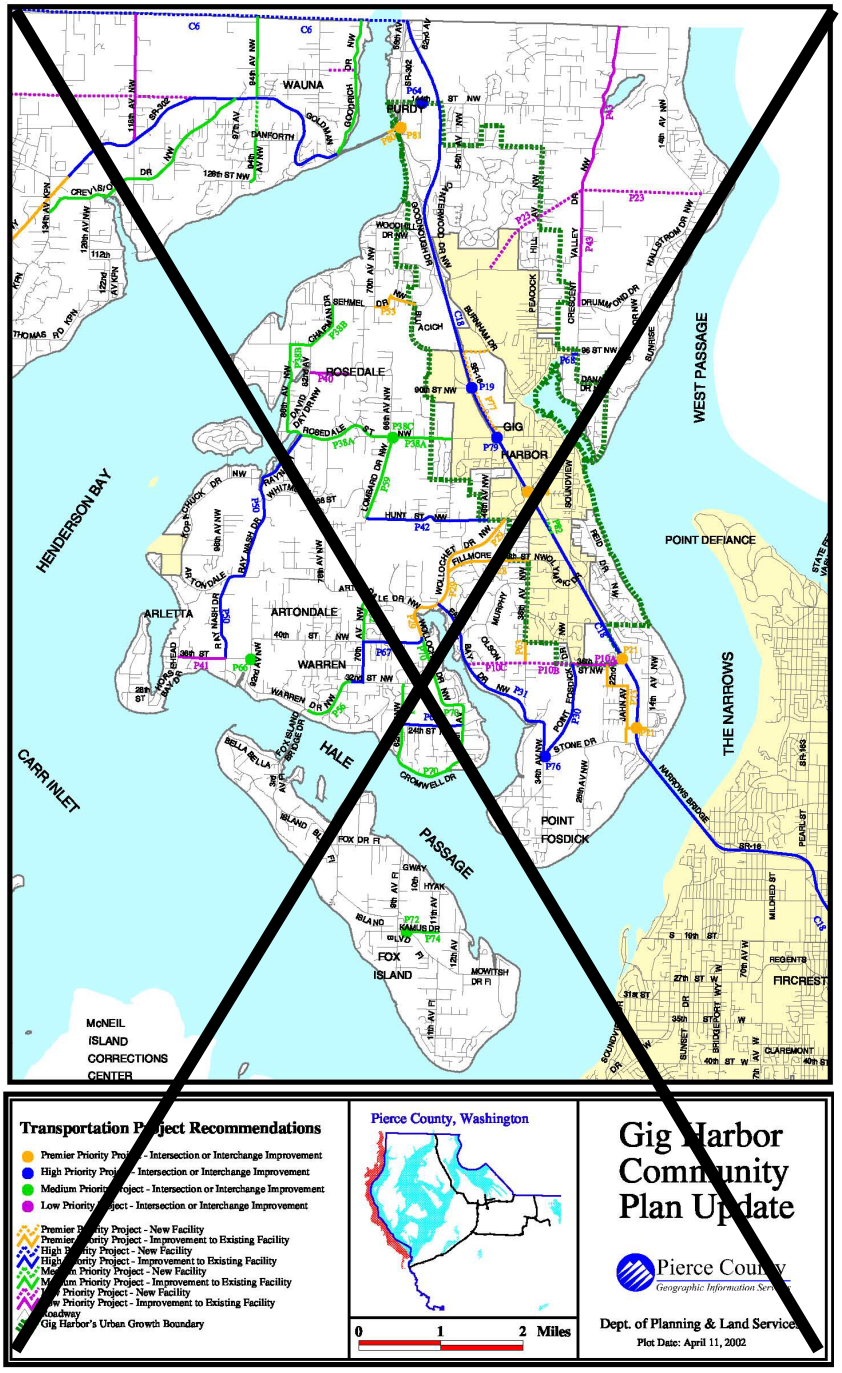
ID	Action	Assigned To	1 yr	2-5 yrs	5-10 yrs
6.23	Seek funding sources to repair or replace the Fox Island Bridge, pursuant to the findings of the Preliminary Type, Size and Location (TS&L) Study and the Funding and Financing Options Study for the Fox Island Bridge.	PPW			X
6.24	Implement adaptive management strategies based upon the information received from groundwater monitoring programs. ~~(PALS, T.P.C.H.D)~~	PPW TPCHD			X
6.25	Monitor and evaluate projects that utilize LID standards to determine the effectiveness of the established goals. ~~(PALS, PWU)~~	PPW			X
	~~Implement the changes to the stormwater regulations identified in this Element in the next substantive revision to the County's Stormwater Management and Site Development Manual and related regulations. (PALS, PWU)~~				

PROPOSED AMENDMENTS

Pierce County Comprehensive Plan / Transportation Element (starting on page 12-130)

GIG HARBOR

Map 12-1: Gig Harbor Peninsula Community Plan Project Recommendations



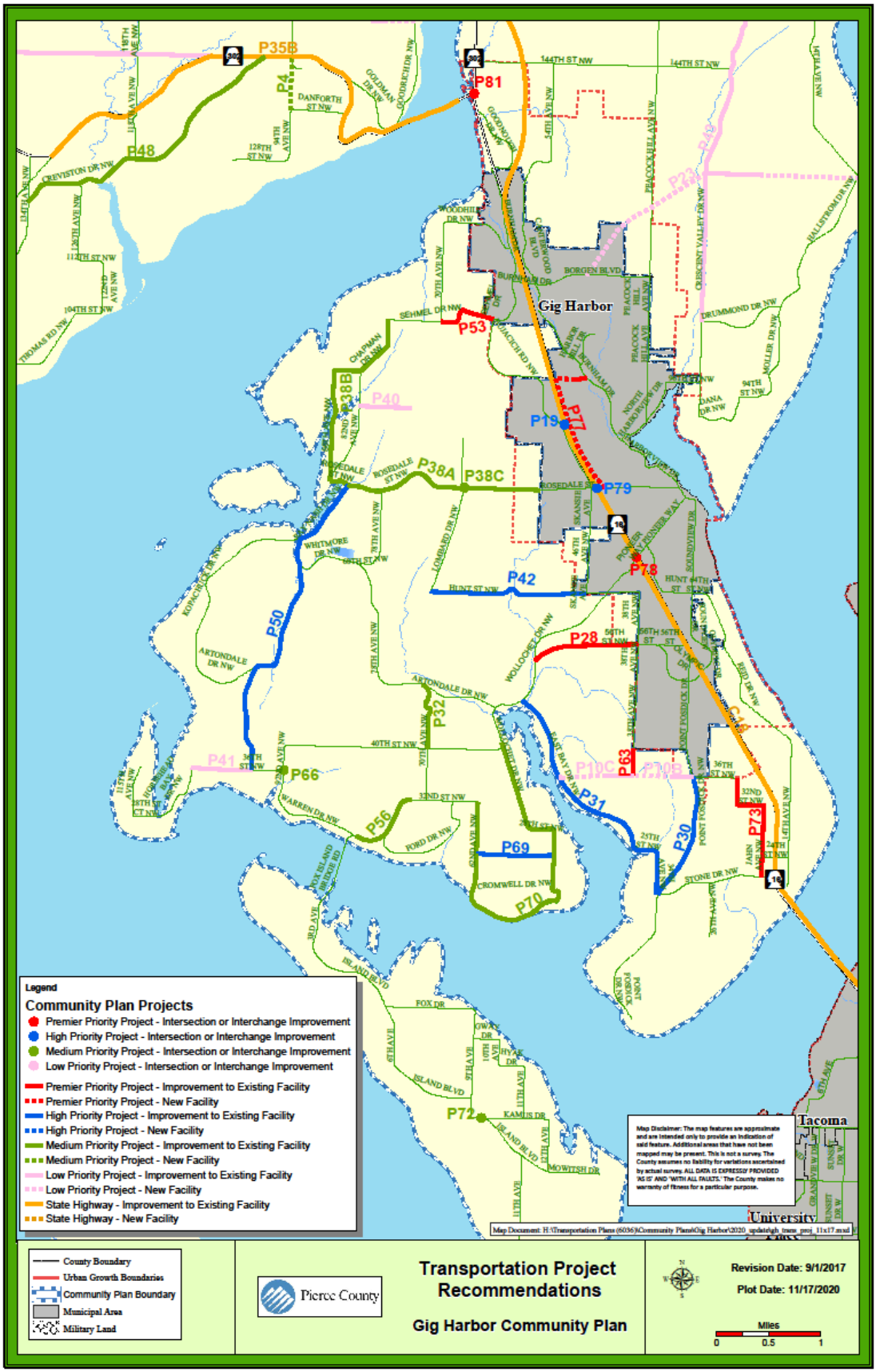

Gig Harbor
Tacoma
University
P81
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P38A
P38B
P38C
P32
P48
P35B
P4
P23
P10C
P10E
Legend
Community Plan Projects
Premier Priority Project - Intersection or Interchange Improvement
High Priority Project - Intersection or Interchange Improvement
Medium Priority Project - Intersection or Interchange Improvement
Low Priority Project - Intersection or Interchange Improvement
Premier Priority Project - Improvement to Existing Facility
Premier Priority Project - New Facility
High Priority Project - Improvement to Existing Facility
High Priority Project - New Facility
Medium Priority Project - Improvement to Existing Facility
Medium Priority Project - New Facility
Low Priority Project - Improvement to Existing Facility
Low Priority Project - New Facility
State Highway - Improvement to Existing Facility
State Highway - New Facility
County Boundary
Urban Growth Boundaries
Community Plan Boundary
Municipal Area
Military Land
Pierce County
Transportation Project Recommendations
Gig Harbor Community Plan
Revision Date: 9/1/2017
Plot Date: 11/17/2020
Miles
0
0.5
1

Table 12-A: Gig Harbor Peninsula Community Plan Project Recommendations

Proj. ID	Road/Project Name	Project Limits	Proposed Improvement	Estimated Cost
Premier Priority Projects – County				
P28	56TH St NW/ Fillmore Dr NW	Wollochet Dr NW to Gig Harbor City Limits	Add additional lanes; provide pedestrian/ drainage improvements	$2,460,000
~~P29~~	~~Wollochet Dr NW~~	~~40th St NW to Gig Harbor City Limits~~	~~Add additional lanes, geometric and intersection improvements~~	~~$8,950,000~~
P53	Sehmel Dr NW	70th Av NW to Bujacich Rd NW	Improve intersections, alignment, and shoulders	$1,490,000
P63	38th Av NW	36th St NW to Gig Harbor City Limits	Minor widening, geometric and shoulder improvements	$430,000
P73	Jahn Av NW/32nd St NW/22nd Av NW	Stone Dr NW to 36th St NW	Pave shoulders, realignment, channelize, and traffic control	$710,000
			Total	**~~$14,050,000~~ $5,090,000**
High Priority Projects – County				
P30	Point Fosdick Dr NW	36th St NW to Stone Dr NW	Provide pedestrian and drainage improvements	$2,950,000
P31	East Bay Dr NW/25th St NW/34th Av NW	Wollochet Dr NW to Stone Dr NW	Improve alignment, intersections and shoulders	$4,030,000
P42	Hunt St NW	Lombard Dr NW to Gig Harbor City Limits	Improve intersections, alignment, and shoulders	$3,720,000
P50	Ray Nash Dr NW	36th St NW to Rosedale St NW	Improve alignment, widen shoulders	$4,000,000
~~P64~~	~~144th St NW/62nd Av NW~~	~~Intersection (Peninsula High School)~~	~~Channelization and possible traffic control~~	~~$550,000~~
P67	40th St NW/70th Av NW/32nd St NW	Wollochet Dr NW to Warren Dr NW	Asphalt overlay, paved shoulders, drainage improvements	$400,000
P68	96th St NW	Crescent Valley Dr NW to Gig Harbor City Limits	Add paved shoulders	$70,000

Proj. ID	Road/Project Name	Project Limits	Proposed Improvement	Estimated Cost
P69	24th St NW	50th Av NW to 62nd Av NW	Improve intersections, alignment, and shoulders	$1,470,000
~~P76~~	~~Pt Fosdick Dr NW/ Stone Dr NW/34th Av NW~~	~~Intersection~~	~~Channelization, traffic control, realignment~~	~~$750,000~~
			Total	**~~$17,940,000~~ $16,640,000**
Medium Priority Projects – County				
P32	70th Av NW	Artondale Dr NW to 40th St NW	Reconstruct and realign	$1,060,000
P38A	Rosedale St NW	86th Av NW to Gig Harbor City Limits	Improve intersections and alignment	$2,540,000
P38B	86th Av/96th St/Chapman Dr/78th Av NW	Sehmel Dr NW to Rosedale St NW	Improve intersections, alignment, and shoulders	$4,150,000
P38C	Rosedale St NW/66th Av NW/ Lombard Dr	At roadway intersection	Realign intersection	$1,230,000
P56	Warren Dr NW	Fox Island Bridge Rd NW to 32nd St NW	Improve intersections, widen shoulders	$1,730,000
P59	Lombard Dr NW	Rosedale St NW to Hunt St NW	Improve shoulders	$600,000
P66	36th St NW/92nd Av NW	Intersection	Realign intersection to a standard "T"	$70,000
P70	Wollochet Dr/28th St/50th Av/ Cromwell Dr/62nd Av NW	40th St NW to 32nd St NW	Improve intersections, alignment, and shoulders	$7,340,000
P72	Island Bv Fl/Kamus Dr Fl	Intersection	Realign/reconstruct intersection	$120,000
P74	Kamus Dr Fl	Island Bv Fl to 11th Av Fl	Add paved shoulders	$130,000
			Total	**$18,970,000**
Low Priority Projects – County				
~~P10A~~	~~36th St NW~~	~~SR 16 to Pt Fostdick Dr NW~~	~~New arterial, improve existing road between SR 16 and Pt Fosdick Dr~~	~~$2,000,000~~
P10B	36th St NW Corridor	Pt Fos~~t~~dick Dr NW to 38th Av NW	New arterial	$3,100,000

Proj. ID	Road/Project Name	Project Limits	Proposed Improvement	Estimated Cost
P10C	36th St NW Corridor	38th Av NW to East Bay Dr NW	New arterial	$3,900,000
P23	128th St NW Corridor	Hallstrom Dr NW to Borgen Blvd	New arterial	$9,630,000
P40	92nd St NW	82nd Av NW to easterly terminus	Improve alignment and shoulders, minor widening	$1,180,000
P41	36th St NW	Horsehead Bay Dr NW to Ray Nash Dr NW	Improve vertical alignment and shoulders	$1,340,000
P43	Crescent Valley Dr NW	Drummond Dr NW to 160th St NW	Improve intersections, shoulders and drainage, rehabilitate	$8,400,000
			Total	~~**$29,550,000**~~ **$27,550,000**
			County Projects Total	**$80,510,000**
Premier Priority Projects – State Projects				
~~P21~~	~~Narrows interchange~~	~~SR 16 at 24th St NW and 36th St NW~~	~~Construct new split interchange. Improve 24th St NW~~	~~$9,820,000~~
P77	Haven of the Rest Vicinity Access Relocation	To Rosedale St NW or Burnham Dr NW	Dead end road to provide access relocation	$850,000
P78	SR 16/Wollochet Dr Interchange	At Pioneer/Wollochet Interchange	Ramp and traffic signal improvements	$2,200,000
P80	SR 302	Purdy Spit Bridge	Widen shoulders, shorten barrier, rehabilitate	$750,000
P81	SR 302/SR 302 Spur	Intersection	Improved channelization (added northbound left turn storage)	$520,000
			Total	~~**$14,140,000**~~ **$4,320,000**
High Priority Projects – State Projects				
C6(P62)	SR 302 (Kitsap County Line Connector)	SR 302 to SR 16	New arterial in Kitsap County, connecting to Burley-Olalla interchange	$23,860,000
C18(P37)	SR 16	I-5 to Kitsap County Line	Improve interchanges, provide HOV lanes. WSDOT project	$139,360,000

Proj. ID	Road/Project Name	Project Limits	Proposed Improvement	Estimated Cost
P19	SR 16/Rosedale St NW Northern Ramps	Rosedale St NW/ Bujacich Rd NW Vicinity	Construct ramps to/from west (eastbound off, westbound on)	$770,000
P79	SR 16/Rosedale St NW Southern Ramps	Rosedale St NW Vicinity	Construct ramps to/from east (westbound off, eastbound on)	$7,000,000
			Total	**$170,990,000**
Medium Priority Projects – State Projects				
P82	Kimball Dr Park and Ride lot direct access ramp	SR 16 to North Gig Harbor Park and Ride lot	Westbound direct access ramp from SR 16 to lot	$300,000
			State Projects Total	**$185,430,000**

Application No. 939790: **AREA-WIDE MAP AMENDMENT – Redesignate five parcels in the Gig Harbor Peninsula Community Plan area from Rural 5 and Rural 10 to Park and Recreation.**

Applicant: Peninsula Metropolitan Park District

General Description

The proposal would redesignate five parcels owned by Peninsula Metropolitan Park District (PenMet Parks) located in the Gig Harbor Peninsula Community Plan area as the Park and Recreation (PR) land use designation. Under the proposed redesignation to Park and Recreation, local parks, County parks, and trails/resource conservancy parks would be permitted outright. Regional parks would require a conditional use permit, which would entail a public hearing before the Pierce County Hearing Examiner and potential additional conditions for approval.

Both Rural 5 (R5) and Rural 10 (R10) are residential land use and zone designations. Both are intended to be low density residential zones, but both allow for parks as well. Local parks are permitted outright. County parks, trails/resource conservancy parks, and regional parks would require a conditional use permit, which would entail a public hearing before the Pierce County Hearing Examiner and potential additional conditions for approval.

The first three parcels (parcel numbers: 0221282036, 0221282009, and 0221282044) are located on 14th Street NW on the east side of SR-16. The parcels total 17 acres and are currently designated Rural 10 (R10) with the implementing zone R10. A recreation center is currently located on the property.

Parcel number 0122363026 is located on Bujacich Road NW. The parcel is 74.9 acres, and it is currently designated Rural 5 (R5), implemented with the R5 zone. The parcel is currently the Rotary Bark Park and used as a dog park.

Parcel number 6535000020 is located on Olympic View Drive NW. The parcel is 0.4 acres. It is currently designated R10 implemented with the R10 zone.

Proposed Amendment

The proposal would change the land use designation of parcels 0221282036, 0221282009, 0221282044 and 6535000020 from R10 to Park and Recreation (PR). The implementing zone would change from R10 to PR. The proposal would also change the land use designation of parcel 0122363026 from R5 to PR. The implementing zone would change from R5 to PR.

STAFF RECOMMENDATION

Staff supports the proposal for the following reasons:

- The proposal is consistent with the Comprehensive Plan policies to designate properties owned and operated as parks properties as Park and Recreation, and coordinate and partner with park districts in serving the residents of Pierce County.
- One of the properties within the proposal is designated Shoreline Residential within the Pierce County Shoreline Master Program. Public or private recreation facilities are encouraged if compatible with surrounding development.

IMPLEMENTATION REQUIREMENTS

If the proposal is adopted, the Pierce County Zoning Atlas would need to be updated. *Table E-8: Community Plan – Rural Land Use Designations* in the Gig Harbor Peninsula Plan would need to be amended to reflect total acres designated as Park and Recreation.

IMPACT ANALYSIS

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires that the merits of all amendments to the Plan be evaluated based on the following (PCC 19C.10.060 A.):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

   The proposal would not affect the rate of growth, development, and conversion of land. The properties are owned and operated by PenMet Parks. One of the three sites is currently developed as a recreation center. The other two sites are undeveloped. The proposal would only change the land use designation.

2. The effect upon the County's capacity to provide adequate public facilities.

   The proposal would not affect the County's capacity to provide adequate public facilities.

3. The effect upon the rate of population and employment growth.

   The proposal would not affect the rate of population and employment growth.

4. Whether Plan objectives are being met as specified or remain valid and desirable.

   The proposal supports existing policy including **GOAL 118**, **PR 1.3**, **PR 1.7**, and **GOAL GH PR-7**.

5. The effect upon general land values or housing costs.

   The proposal may affect general land values or housing costs. If properties are developed with park facilities, land values and housing prices in the surrounding area may increase as this is seen as a beneficial public amenity.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

   Not applicable.

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

   The proposal is consistent with the Growth Management Act, Multicounty Planning Policies, and the Countywide Planning Policies.

8. The effect upon critical areas and natural resource lands.

   There are indicators of critical areas on one or more of the parcels within the proposal. When future development occurs, a more detailed critical area assessment would be required.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

   The proposal is owned by a park district and meets the locational criteria described in the Pierce County Comprehensive Plan.

   The proposal has complied with the Comprehensive Plan Amendment application requirements.

10. The effect upon other considerations as deemed necessary by the Department.

    A portion of parcel number 6535000020 is located within the boundaries of the County's Shoreline Master Program and is designated as Shoreline Residential. The proposal would be consistent with Residential Shoreline Environment Designation Management Policy 18S.20.050 (B,2) as this policy encourages public or private recreation facilities if compatible with surrounding development. Additionally, as prescribed under 18S.40.090(B,9), the proposal would be consistent through the coordination between public agencies in their plans and activities to provide a wide variety of recreational opportunities.

Applicable RCWs/Policies

GROWTH MANAGEMENT ACT (GMA)

RCW 36.70A.070(8) A park and recreation element that implements, and is consistent with, the capital facilities plan element as it relates to park and recreation facilities. The element shall include: (a) Estimates of park and recreation demand for at least a ten-year period; (b) an evaluation of facilities and service needs; and (c) an evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

MULTICOUNTY PLANNING POLICIES (VISION 2050)

Environment Policies (page 62)

MPP-En-11 Designate, protect, and enhance significant open spaces, natural resources, and critical areas through mechanisms, such as the review and comment of countywide planning policies and local plans and provisions.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPS)

Not applicable.

PIERCE COUNTY COMPREHENSIVE PLAN

Land Use Element (page 2-88)

GOAL 118 Designate specific public lands and private parks, campgrounds, historical sites or tourist attractions for park and recreational purposes when identified through a city, community, or regional planning process.

LU-118.1 Public lands identified for the Park and Recreation designation may include historical sites, tourist attractions, or property improved with park or recreational facilities. Unimproved public lands may be designated Park and Recreation when identified for future regional park uses.

LU-118.2 Privately owned properties identified for the Park and Recreation designation may only include properties improved with park, campground, or other recreational amenities that are open to the general public with or without a fee.

LU-118.3 The Park and Recreation designation shall be applicable in Urban and Rural designations. Resource Lands shall not be designated or zoned Park and Recreation.

LU-118.7 Publicly owned or managed land which is readily accessible via existing public roads or where roads can be reasonably extended to access the site should be considered for possible park and recreation sites. Public park and recreation sites should be located close to their prospective users.

Parks and Recreation Element / Parks System (page 11-3)

PR-1.3 Ensure the park system is integrated with and complements other park and recreation service providers in Pierce County.

PR-1.3.1 Forge partnerships for park development with local jurisdictions or park districts when regional facilities are consistent with meeting the needs of city and county residents.

PR-1.7 Implement a whole system management approach to improving and maintaining the park system through integration of long term sustainability; promoting flexibility of uses and activities; ensuring equity across the system; providing a variety of activities; ensuring adequate support facilities; and, designing with cost effective methods and partnerships.

Gig Harbor Peninsula Community Plan / Recreation (page E-145)

GOAL GH PR-7 Support the efforts of land trusts, the Peninsula Metropolitan Park and Recreation District, Tahoma Audubon, other open space organizations, and individuals in their efforts to acquire natural areas and environmentally sensitive lands on a Peninsula-wide basis.

TITLE 18S DEVELOPMENT POLICIES AND REGULATIONS – SHORELINES

18S.20.050 Residential Shoreline Environment Designation (SED).

The intent of the Residential SED is to accommodate residential development in areas that are already developed with or planned for residential development. The Residential SED may also include water-oriented commercial and recreation uses.

B. Management Policies

1. Priority should be given to residential and water-oriented commercial development where such development can be accommodated with no net loss of shoreline ecological functions.
2. Public or private recreation facilities should be encouraged if compatible with surrounding development. Preferred recreational uses include water-dependent and water-enjoyment recreation facilities that provide opportunities for substantial numbers of people to access and enjoy the shoreline.
3. Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side, and views of the development from the water.
4. New commercial development should be limited to water-oriented uses. Expansion of existing non water-oriented commercial uses may be permitted; provided, that such uses should create a substantial benefit with respect to the goals and policies of this Title, such as providing improved public access or restoring degraded shorelines.

18S.40.090 Recreation.

The intent of the Recreation policies and regulations is to accommodate civic and commercial recreational opportunities while achieving compatibility with other shoreline uses and development and ensuring no net loss of ecological function.

B. Policies.

1. Give preference to developments that facilitate the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the State, and to view the water and the shoreline.
2. Provide ample, varied, and balanced recreational experiences in appropriate shoreline locations.
3. Design facilities to accommodate expected capacity and to prevent overuse.

4. Locate recreational developments so that use and intensity are consistent with the characteristics of the shoreline in which they are located.
5. Discourage recreational development that requires extensive structures, utilities, roads, or substantial modifications of topography or vegetation removal.
6. Incorporate public education regarding shoreline ecological functions and processes, the role of human actions on the environment, and the importance of public involvement in shoreline management.
7. Encourage linkage of shoreline parks, upland recreation opportunities and water-oriented opportunities.
8. Encourage the acquisition of public shoreline recreational lands through a variety of means including fee purchase, acquisition of easements, options, development rights, and implementation of the Conservation Futures Act.
9. Encourage coordination between public agencies and private developers in their plans and activities to provide a wide variety of recreational opportunities.
10. Discourage vehicular traffic on beaches and the water's edge.

DRAFT

APPLICATION
FOR AREA-WIDE MAP AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN

An Area-Wide Map Amendment is a proposed change or revision to the Land Use Designations Map. An Area-Wide Map Amendment, unlike a parcel or site-specific land use reclassification, is of area-wide significance and includes many separate properties under various ownerships. Single-parcel or single-ownership map changes may be appropriate only for correcting technical errors or for applications involving one of four types of planned communities.

Applications will not be accepted in the following community plan areas as they are currently under an update process:

- Frederickson Community Plan
- Mid-County Community Plan
- Parkland-Spanaway-Midland Communities Plan
- South Hill Community Plan

Please refer to the Community Plans update webpage.

NOTE: An application must be completed for all proposed amendments, whether initiated by the County Council, County Executive, or a city or town with jurisdiction in Pierce County. UGA and Area-wide Map Amendments must include an Affidavit of Notice indicating that properties within the amendment area have been notified. No application is considered officially initiated until: 1) the Executive forwards the application to the County Council for inclusion in the Council resolution initiating amendments; 2) a city or town forwards the application to the County Council for inclusion in the Council resolution initiating amendments; or 3) the County Council includes the application in the resolution initiating amendments. It is the applicant's responsibility to provide the completed application and to check on the status of the request. If you want a city or town to initiate an amendment, you need to work directly with the city or town. See the handout Guidelines for Submitting Applications for Amendments to the Pierce County Comprehensive Plan for additional information.

The deadline to submit an application is 4:00 p.m., **July 31, 2020**. Complete all the blanks in this application form. A letter or report in lieu of this application will not be accepted. However, reports, photos or other materials may be submitted to support your application.

A $3,000.00 fee for each Comprehensive Plan amendment is required. Whether a request to initiate an amendment is made to the County Executive or County Council, a non-refundable submittal fee of $500.00 is required at time of application. If the Council approves to initiate the amendment, the remaining $2,500.00 fee shall be required within ten (10) working days after the amendment is initiated by the County Council. If an applicant fails to pay the required fee, staff will be unable to proceed with the review of an application(s), and this will result in the expiration and cancellation of an application(s).

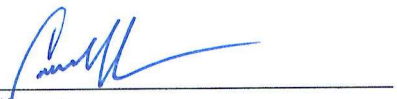
For additional information, contact Pierce County Planning and Public Works, Long Range Planning Division, by phone at (253) 798-3736 or by email at Jessica.Nappi@piercecountywa.gov.

Applicant:	PENMET PARKS -- ATTENTION ED LEWIS
Address:	PO BOX 425
City/State/Zip Code:	GIG HARBOR, WA 98335
Phone:	(720) 272 - 8418
E-mail Address:	elewis@penmetparks.org

Agent:	CARL E. HALSAN
Address:	PO BOX 1447
City/State/Zip Code:	GIG HARBOR, WA 98335
Phone:	(253) 307 - 1922
E-mail Address:	carlhalsan@gmail.com

REQUIREMENTS FOR TRANSFER OF DEVELOPMENT RIGHTS PROGRAM: If your application results in a change from the current land use designation on a property to a designation that allows a higher residential density, you will be required to participate in the Pierce County Transfer of Development Rights Program (TDR). Pursuant to Pierce County Development Regulations-Title 18G Conservation Programs, when you receive an increase in density pursuant to a Comprehensive Plan Amendment, you are subject to the TDR program as a receiving site owner (18G.10.030). As a receiving site owner, you are required to buy Development Right Certificates from a qualified sending site owner or from Pierce County's TDR Bank prior to applying for any residential or non-residential building permits on the subject property/ies. Available Development Right Certificates can be purchased via the Pierce County website at www.piercecountywa.gov/tdr. Market conditions will dictate the price of each development right. When you submit your development permit application to the Planning and Public Works Department, you must also submit the Development Right Certificates or a purchase and sale agreement for the certificates. An estimate of the number of development rights you are required to purchase will be calculated by Planning & Public Works staff once your Comprehensive Plan Amendment is approved. If you would like to know more about the TDR Program, process, and to calculate an estimate of how many TDR credits may be required, please contact Planning and Public Works staff, Mike Poteet at (253) 798-3614 and/or visit: www.piercecountywa.gov/tdr.

I acknowledge the requirement of participation in the Pierce County Transfer of Development Rights Program (TDR).



Signature

CARL E. HALSAN (AGENT)

Print Name

7-23-2020

Date

DESCRIPTION OF AMENDMENT: (Attach additional pages if more room is needed.)

Total Number of Parcels: 5	***The total number of parcels and total acreage must be consistent with County Assessor data.***
Total Acreage: 92.42	
Desired Land Use Designation:	
Parks & Recreation	
Desired Zone Classification to implement the Land Use Designation:	
Parks & Recreation	

1. General description of Proposal:

PenMet Parks wants to change the Land Use Designation and Zoning Classification of three park owned properties to the Parks & Recreation Designation and Zoning Classifcation. The Community Recreation Center site consists of three parcels of land, while the Rotary Dog Park site and the McKee site each consist of a single parcel of land.

2. Why is the land use redesignation needed and being proposed?

It is most beneficial for the Park District to have all property they own and manage to have the same land use designation and zone. This designation and this zone were specifically created for park lands, and PenMet should have all property governed by said designation and zone. It will allow them to most easily manage the park land, requiring them to only know and keep track of one portion of the code. Moreover if the need arises and a code amendment is waqrranted in the future to accomodate some new technology or new use that hasn't been contemplated, the County Council can make a change that would only apply to the PR zone, and not to other zones where such a change wouldn't be approprite.

3. Describe the land uses surrounding the proposed amendment (*residential, commercial, agricultural, etc.*).

North:	CRC -- Nonresidential; Dog Park -- Vacant & Residential; McKee -- Residential
South:	CRC -- Park Land; Dog Park -- Vacent & Residential; McKee -- Residential
East:	CRC -- Residential; Dog Park -- Park Land; McKee -- Church
West:	CRC -- SR-16; Dog Park -- Residential; McKee -- Residential

PARCEL INFORMATION

This page must be completed for <u>each</u> parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner: PENINSULA METROPOLITAN PARK DISTRICT	
Address: PO BOX 425	
City/State/Zip: GIG HARBOR, WA 98335	
Tax Parcel Number: 02-21-28-2036	
Lot Size (Acreage/Sq. Ft.): 5.26 ACRES	*(From County Assessor Records or Tax Statement)*
Site Address: 2416 14TH AVENUE	

Desired Land Use Designation:
R10
Desired Zone Classification to implement the Land Use Designation:
PR
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
DRIVING RANGE BUILDING (CLOSED)

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer ○ Septic ◉ (check one)

Sewer Provider: N/A

The site is currently served by: Public Water System ◉ Well ○ (check one)

Water Purveyor: WASHINGTON WATER -- POINT EVANS WATER SYSTEM

The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: 14TH AVENUE

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

PARCEL INFORMATION

This page must be completed for <u>each</u> parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner:	PENINSULA METROPOLITAN PARK DISTRICT
Address:	PO BOX 425
City/State/Zip:	GIG HARBOR, WA 98335
Tax Parcel Number:	02-21-28-2044
Lot Size (Acreage/Sq. Ft.):	4.42 ACRES *(From County Assessor Records or Tax Statement)*
Site Address:	XXXX 14TH AVENUE

Desired Land Use Designation:
R10
Desired Zone Classification to implement the Land Use Designation:
PR
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
VACANT

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer ○ Septic ◉ (check one)

Sewer Provider: N/A

The site is currently served by: Public Water System ◉ Well ○ (check one)

Water Purveyor: WASHINGTON WATER -- POINT EVANS WATER SYSTEM

The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: 14TH AVENUE

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

PARCEL INFORMATION

This page must be completed for <u>each</u> parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner:	PENINSULA METROPOLITAN PARK DISTRICT
Address:	PO BOX 425
City/State/Zip:	GIG HARBOR, WA 98335
Tax Parcel Number:	02-21-28-2009
Lot Size (Acreage/Sq. Ft.):	7.33 ACRES *(From County Assessor Records or Tax Statement)*
Site Address:	2416 14TH AVENUE

Desired Land Use Designation:
R10
Desired Zone Classification to implement the Land Use Designation:
PR
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
VACANT

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer ○ Septic ◉ (check one)

Sewer Provider: N/A

The site is currently served by: Public Water System ◉ Well ○ (check one)

Water Purveyor: WASHINGTON WATER -- POINT EVANS WATER SYSTEM

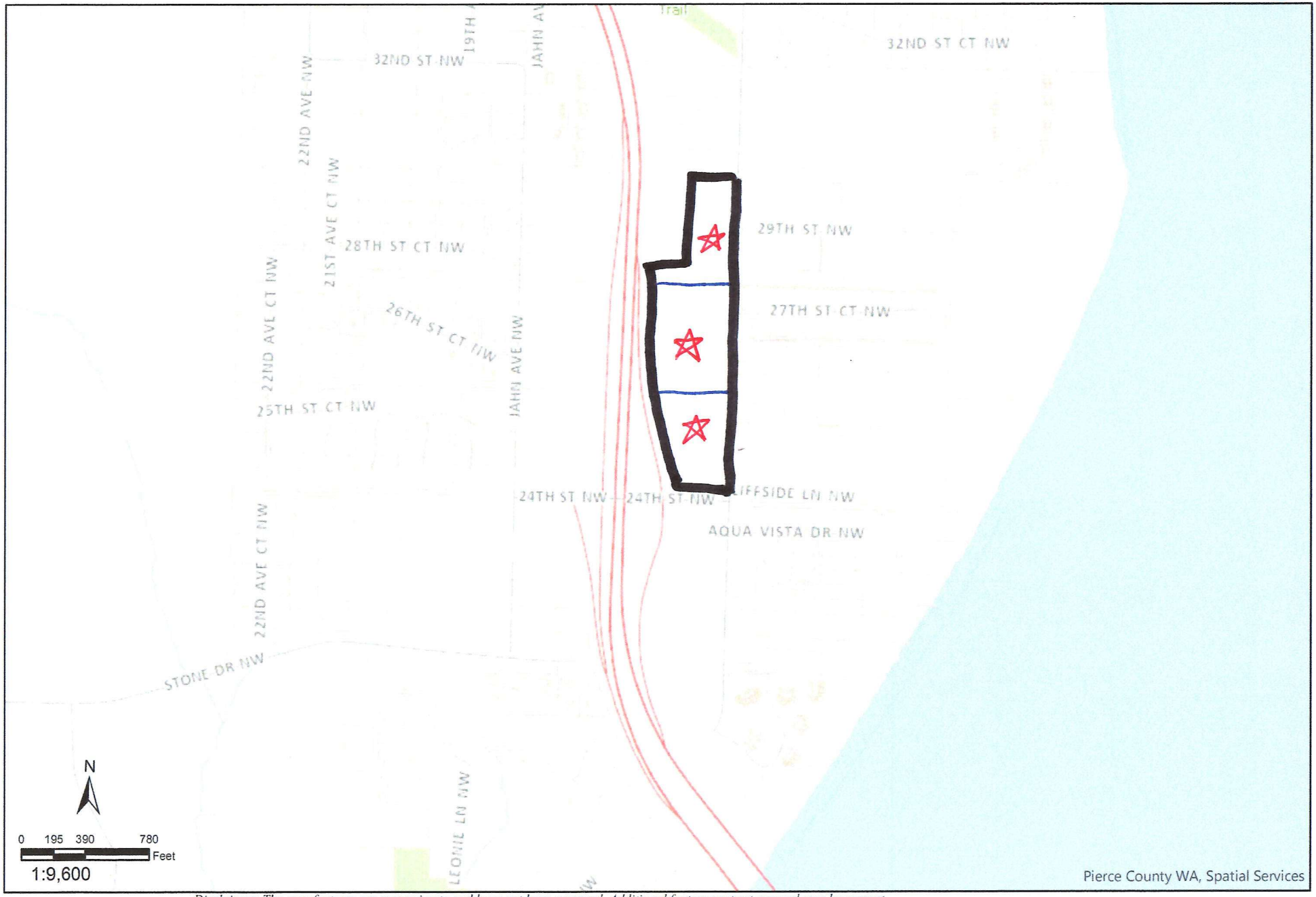
The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: 14TH AVENUE

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

COMMUNITY RECREATION CENTER



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

Date: 7/23/2020 09:17 AM

PARCEL INFORMATION

This page must be completed for <u>each</u> parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner:	PENINSULA METROPOLITAN PARK DISTRICT
Address:	PO BOX 425
City/State/Zip:	GIG HARBOR, WA 98335
Tax Parcel Number:	01-22-36-3026
Lot Size (Acreage/Sq. Ft.):	74.9 ACRES *(From County Assessor Records or Tax Statement)*
Site Address:	XXXX BUJACICH ROAD

Desired Land Use Designation:
PARKS & RECREATION
Desired Zone Classification to implement the Land Use Designation:
PARKS & RECREATION
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
VACANT

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer ○ Septic ◉ (check one)

Sewer Provider: _____

The site is currently served by: Public Water System ◉ Well ○ (check one)

Water Purveyor: WASHINGTON WATER

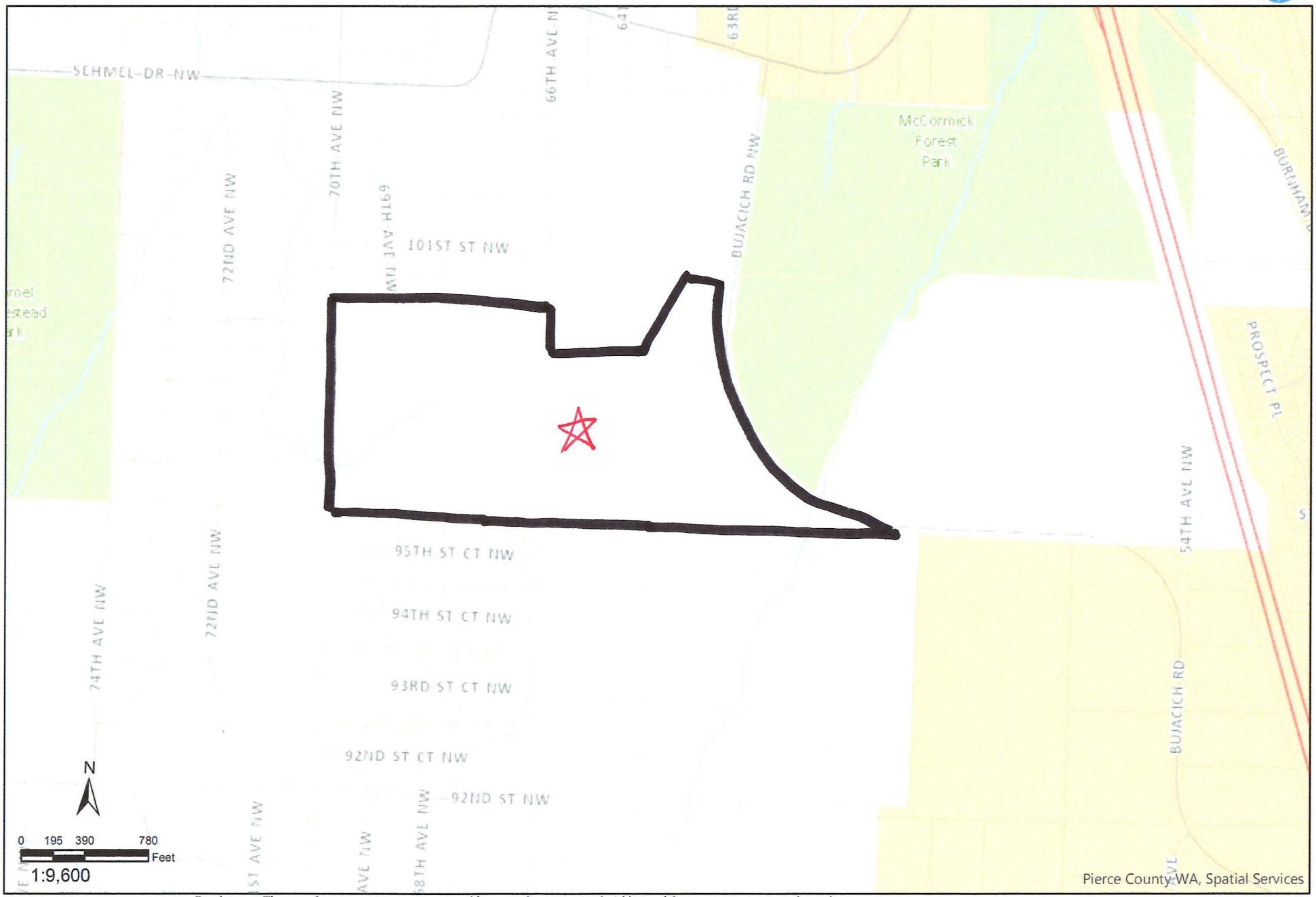
The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: BUJACICH ROAD

Fire District #: 5 Name: GIG HARBOR

School District #: 401 Name: PENINSULA SCHOOL DISTRICT

ROTARY BARK PARK



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

Date: 7/23/2020 09:14 AM

PARCEL INFORMATION

This page must be completed for each parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner:	PENINSULA METROPOLITAN PARK DISTRICT
Address:	PO BOX 425
City/State/Zip:	GIG HARBOR, WA 98335
Tax Parcel Number:	653500-0020
Lot Size (Acreage/Sq. Ft.):	.36 ACRES *(From County Assessor Records or Tax Statement)*
Site Address:	8008 OLYMPIC VIEW DRIVE

Desired Land Use Designation:
PARKS & RECREATION
Desired Zone Classification to implement the Land Use Designation:
PARKS & RECREATION
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
VACANT

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer ○ Septic ◉ (check one)

Sewer Provider: _____

The site is currently served by: Public Water System ◉ Well ○ (check one)

Water Purveyor: WASHINGTON WATER

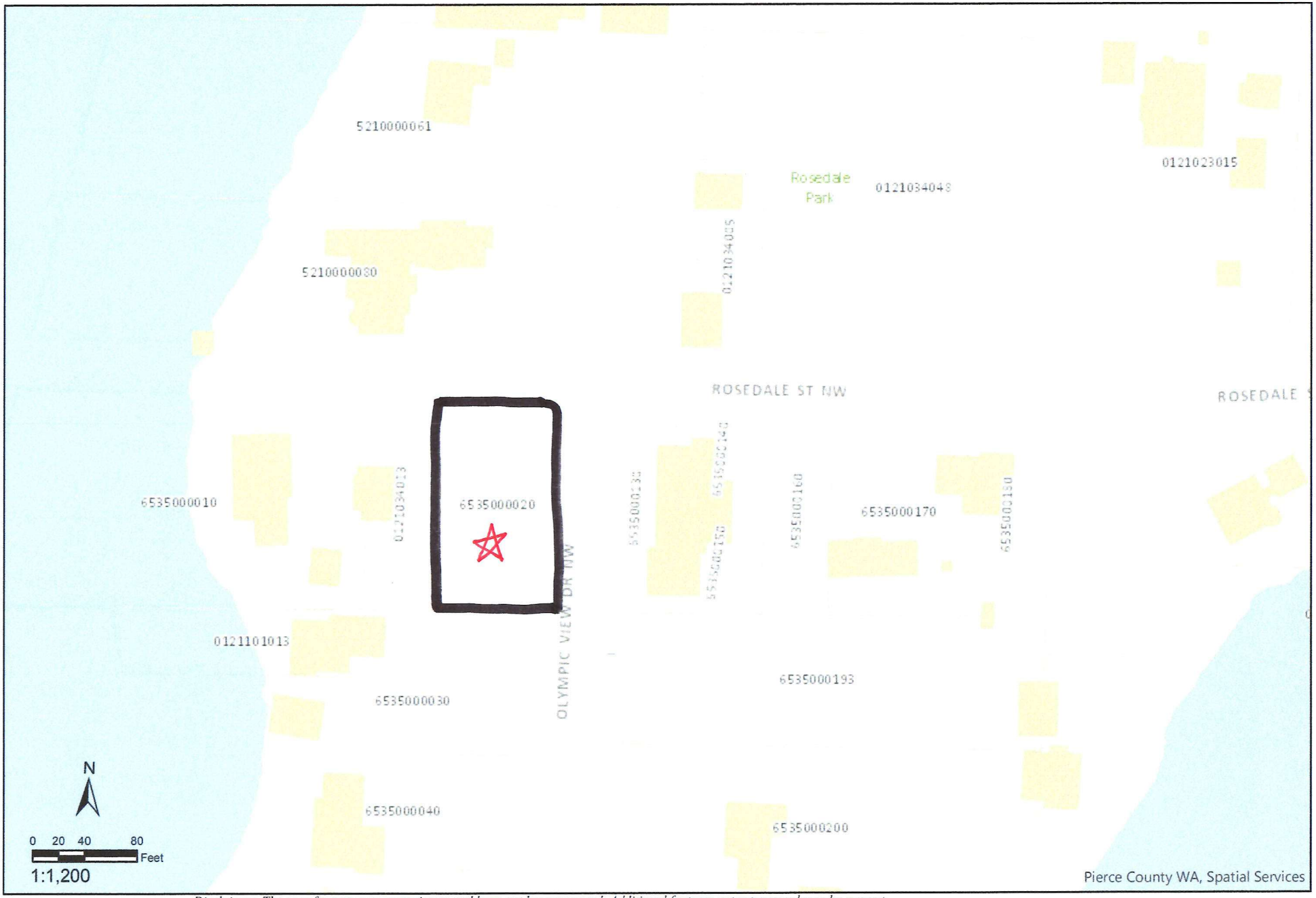
The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: OLYMPIC VIEW DRIVE

Fire District #: 5 Name: GIG HARBOR

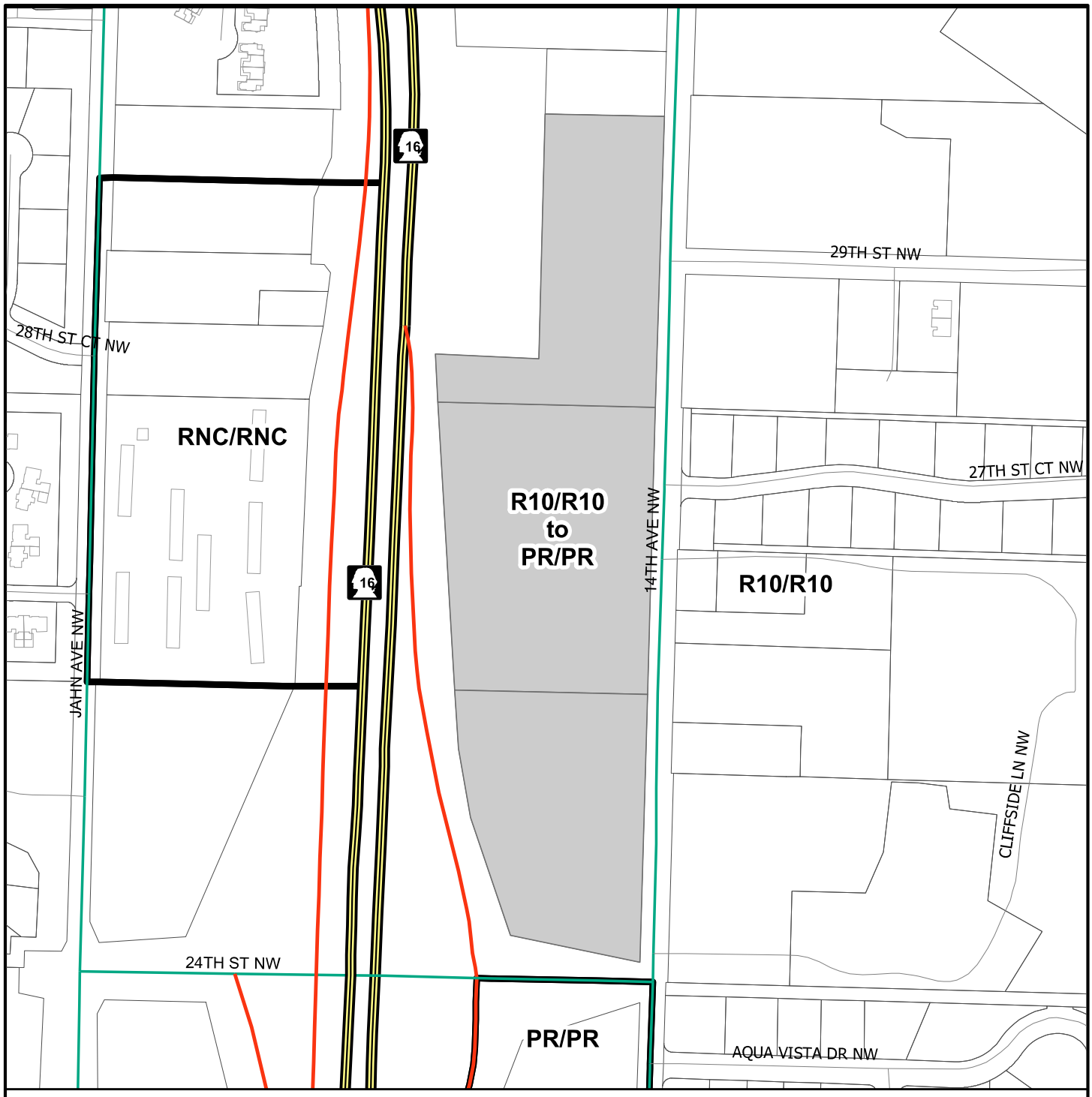
School District #: 401 Name: PENINSULA SCHOOL DISTRICT

McKEE PROPERTY



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

Date: 7/23/2020 09:16 AM



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Performance Golf Driving Range & Learning Center (Application #939790)

Pre Initiation

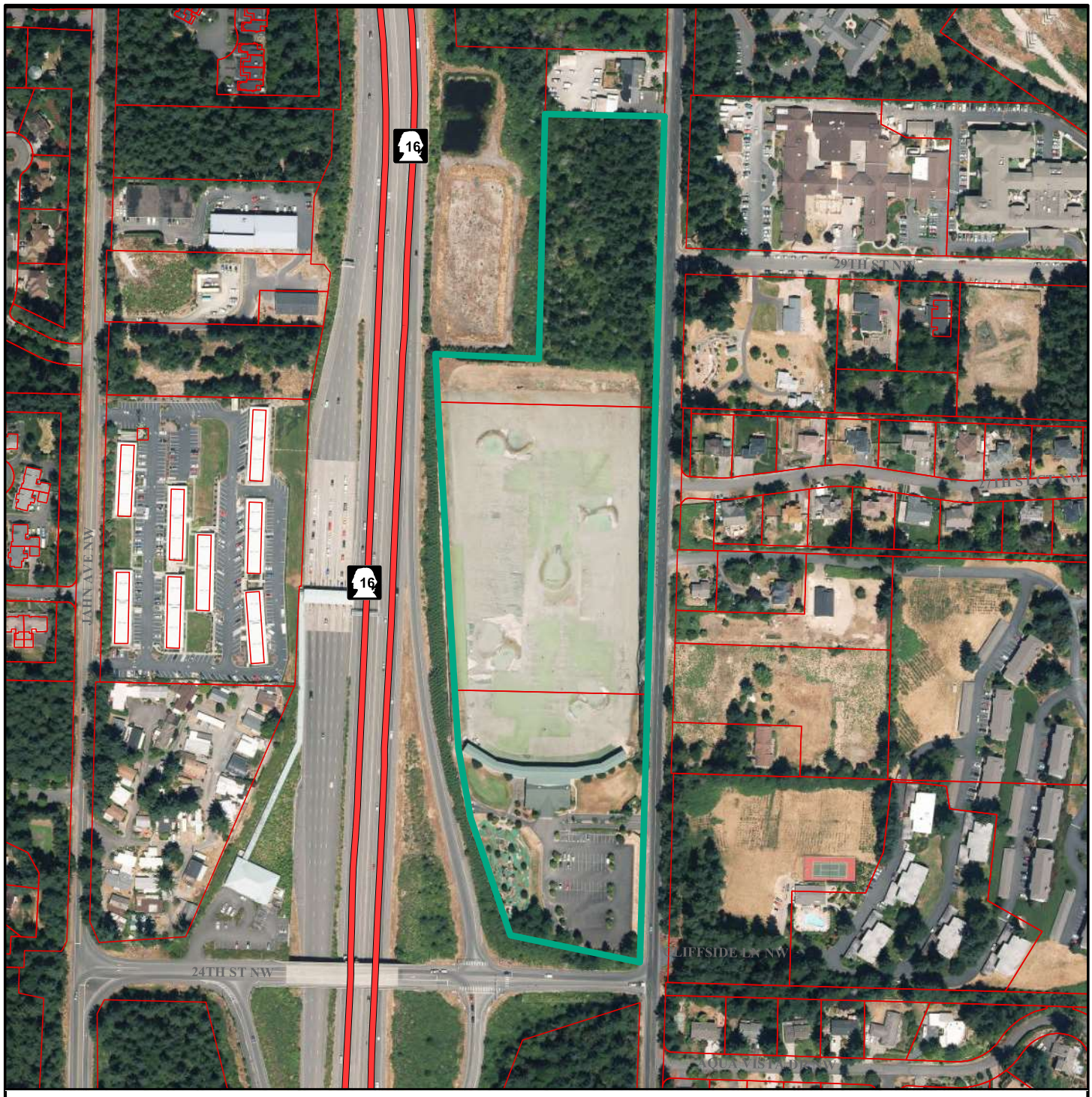
Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale =1:4,000

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790a.mxd



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Performance Golf Driving Range & Learning Center (Application #939790)

Pre Initiation

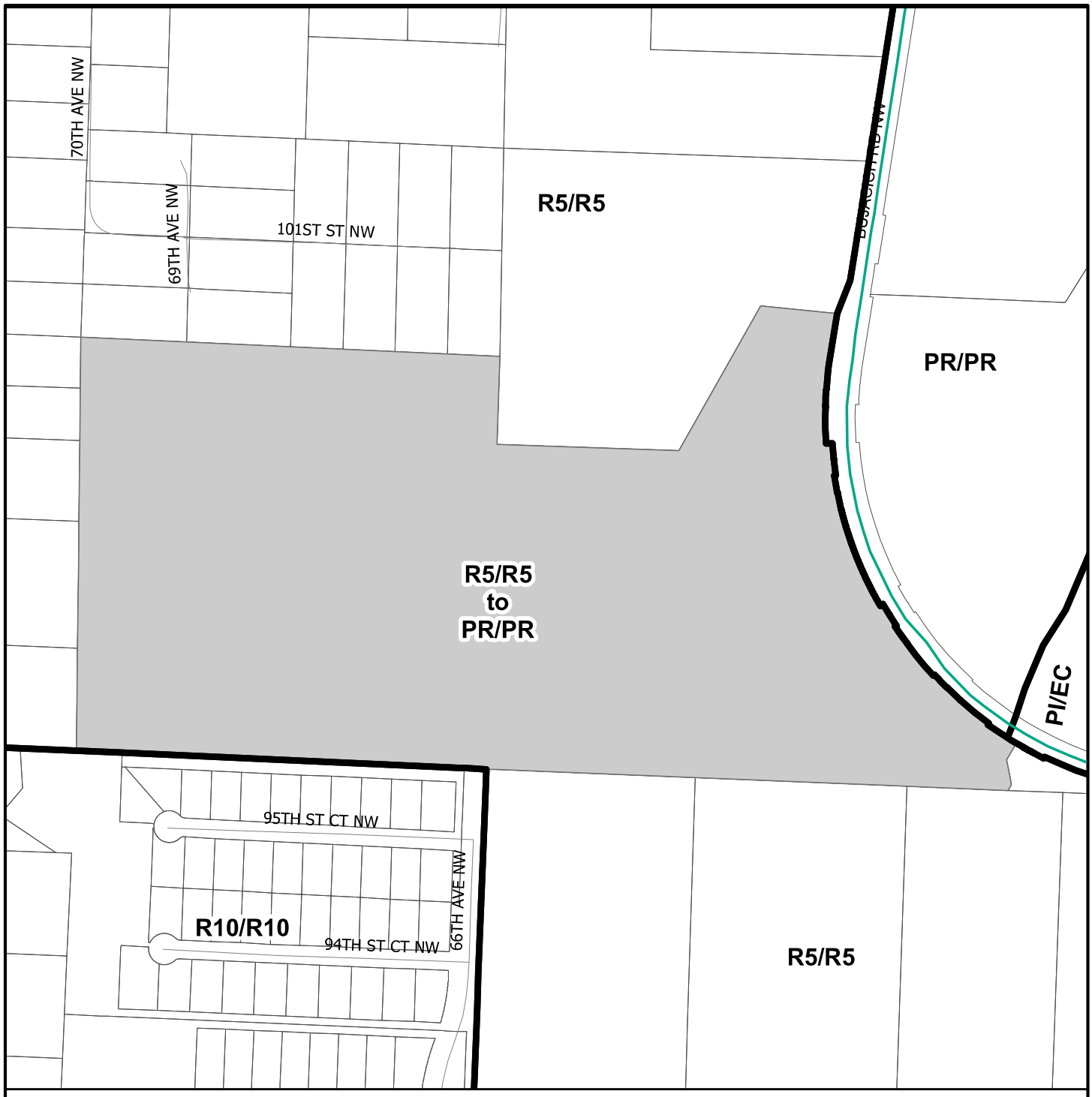
Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale =1:4,000

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790a_ortho.mxd



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Bujacich Rd NW
(Application #939790)

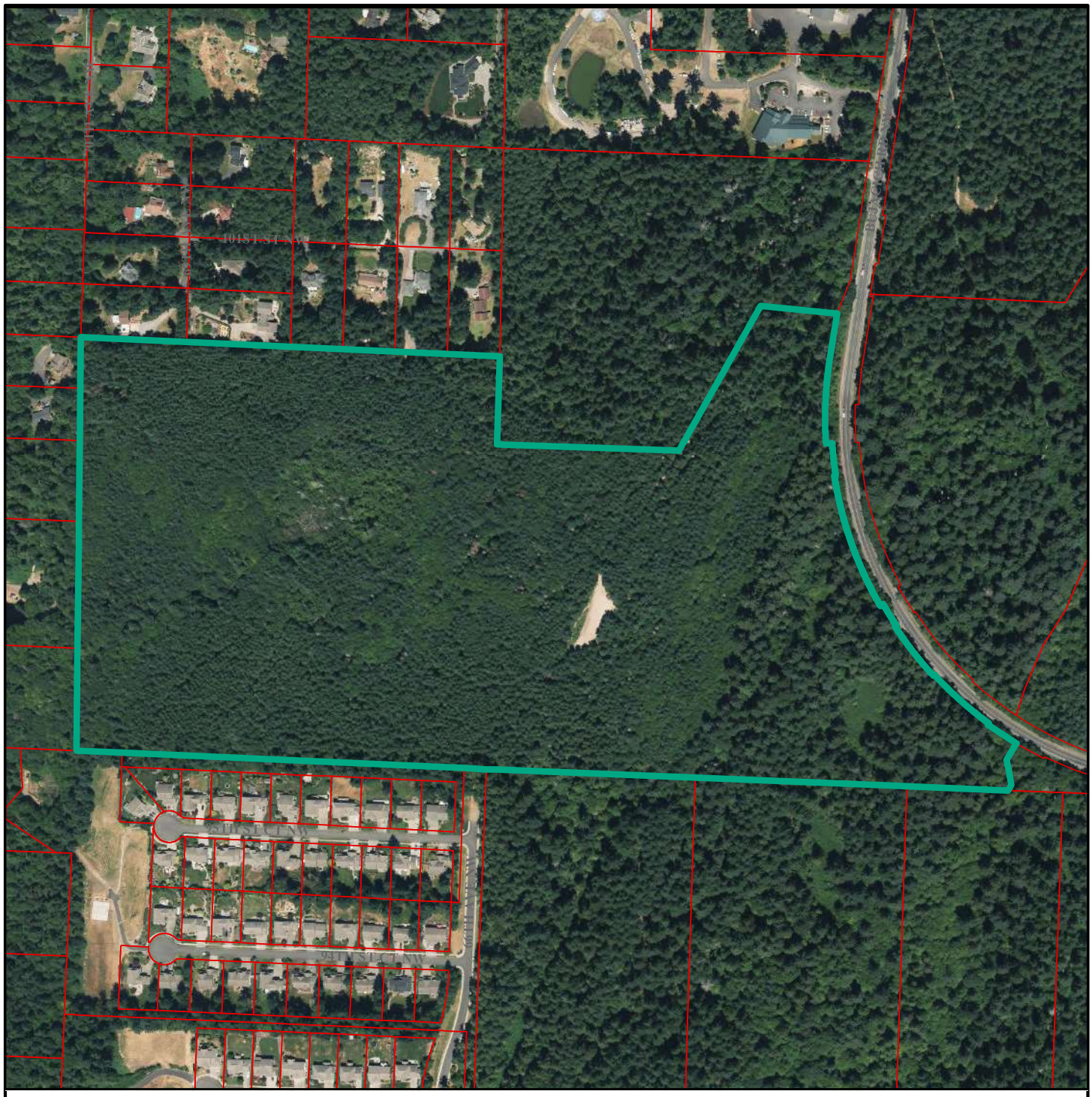
Pre Initiation

Redesignate/Rezone from R5/R5 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale =1:5,500

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790b.mxd



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Bujacich Rd NW
(Application #939790)

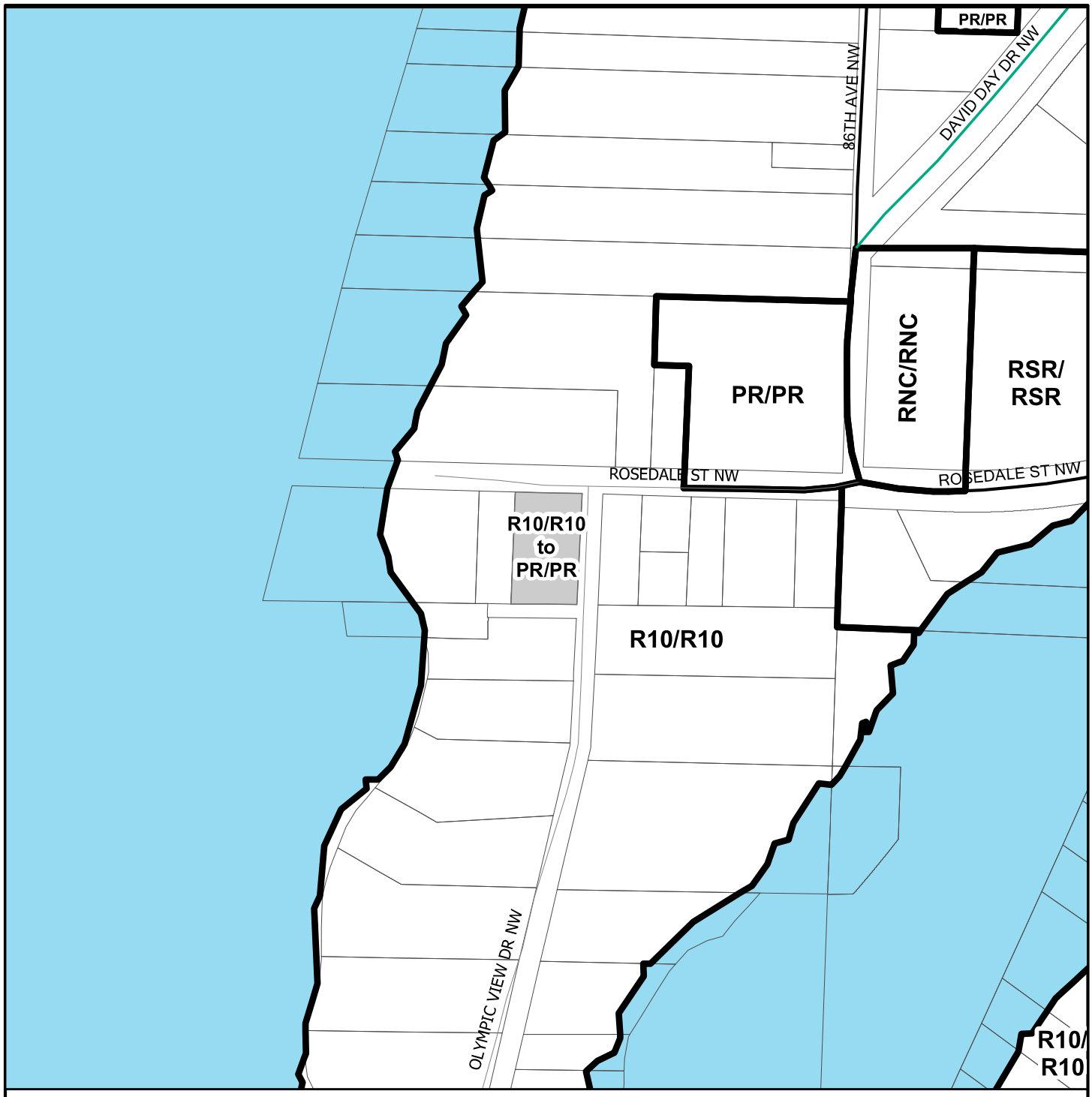
Pre Initiation

Redesignate/Rezone from R5/R5 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:5,500

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790b_ortho.mxd



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Olympic View Dr NW
(Application #939790)

Pre Initiation

Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale =1:2,500

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790c.mxd



2021 PROPOSED AREA-WIDE MAP AMENDMENT

PenMet Parks - Olympic View Dr NW
(Application #939790)

Pre Initiation

Redesignate/Rezone from R10/R10 to PR/PR

Department of Planning and Public Works
Plot Date: August 11, 2020 Scale = 1:2,500

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_939790c_ortho.mxd

Application No. 940337: **AREA-WIDE MAP AMENDMENT – Redesignate two parcels in the Gig Harbor PAA from Employment Center to Mixed Use District.**

Applicant: Paije Properties, LLC

General Description

The proposal would redesignate two parcels in Purdy area of Gig Harbor Peninsula from Employment Center (EC) to Mixed Use District (MUD). The two parcels (parcel numbers: 7055000100 and 7055000110) are located on local roads at 144th Street NW and 67th Avenue NW in the Purdy area in the Gig Harbor Peninsula Community Plan area. The land use redesignation would increase the existing MUD zoning by 0.875 acres with a total of 64 MUD acres in the Gig Harbor Peninsula community plan area. The proposal is not contiguous with the zoning of surrounding properties and existing MUD in this area.

These parcels are located in the Potential Annexation Area (PAA) of the City of Gig Harbor and are located in the "Commercial/Business" land use designation per the City of Gig Harbor's Land Use Map. The City of Gig Harbor's Commercial/Business land use designation provides primarily retail and wholesale facilities, including service and sales.

Note: These parcels are located in an area in which there appears there may be an error in the existing land use designation of EC. The 2015 periodic update to the Comprehensive Plan changed the land use designation to EC. These parcels have a EC designation with an implementing zone classification of Community Center (CC); however, the implementing regulations (PCC 18A.10.080 G3) only permit the Community Employment (CE) and Public Institution (PI) zone classifications under the EC land use designation. The implementing zone classification under the CC land use designation is CC.

Proposed Amendment

The proposal would change the land use designation of two parcels from EC to MUD.

The EC land use designation is intended to provide for adequate industrial, manufacturing, and office jobs to serve the needs of the community.

The MUD designation would permit concentrations of commercial, office, and multi-family development. Commercial activity caters to a customer base beyond the surrounding neighborhoods or community.

The proposal would have a MUD land use designation and a MUD zone classification.

STAFF RECOMMENDATION

Staff does not support the proposal for the following reasons:

- The proposal would conflict with **GH LU-56.3**, which prohibits any net loss of EC designated land. The proposal would result in a net loss of land designated as Employment Center.
- The proposal is inconsistent with several existing policies in the Comprehensive Plan and Gig Harbor Peninsula Community Plan:
    - The proposal would not be consistent with **GH LU-5.6** as the MUD is intended to serve as a transition between surrounding residential, civic, and commercial uses. The proposal is not contiguous with the existing MUD designation within the area.
    - The request for MUD designation does not meet key policy objectives with vehicle access (**LU-47.1**). MUDs should be located where auto access is convenient such as along the major arterial roads in the County. This section of 144th Street NW is serves as a local road as does 67th Avenue NW. This area does not have the road network that should be available for MUD intensity development. The City of Gig Harbor has many designated commercial areas including auto oriented commercial land that is near this location with much better access.
    - The proposal would not be consistent with, **LU-37.4** and **GH LU-1.5** as current areas of MUD exist nearby that include a significant amount of underdeveloped and vacant land.
    - It may be premature to consider this proposal as there have been a number of challenges developing properties in the Purdy area. Through the Gig Harbor Peninsula Community Plan update (Application #940163), staff is recommending an action to coordinate with stakeholders to address the infrastructure challenges.

IMPLEMENTATION REQUIREMENTS

The proposal would require updates to the Pierce County Comprehensive Plan Map 2-1 *Land Use Designation Map* and Zoning Atlas.

The proposal would amend Map E-1 *Land Use Designations* in the Gig Harbor Peninsula Community Plan area.

The proposal would amend Table E-4 *Community Plan – Urban Land Use Designations* in the Gig Harbor Peninsula Community Plan area.

Properties eligible for increased density as a result of a Comprehensive Plan amendment are required to obtain additional development rights through Pierce County's Transfer of Development Rights Program.

IMPACT ANALYSIS

Procedures for Amendments to the Comprehensive Plan, PCC 19C.10, requires that the merits of all amendments to the Plan be evaluated based on the following (PCC 19C.10.060 A):

1. The effect upon the rate of growth, development, and conversion of land as envisioned in the Plan.

   The proposal would allow for the intensity of use on the land to increase more than permitted under the present EC land use designation. The parcels currently have an implementing zone classification of CC and would change to a MUD zoning implementation, which would change potential future growth on the parcels. The addition of 0.875 acres of MUD would have a fairly limited effect upon the area's growth and development due to the small acreage of the parcels.

2. The effect upon the County's capacity to provide adequate public facilities.

   The proposal is within the City of Gig Harbor's sewer service area and West Wynd's water system service area, and these utilities have not been extended to these properties.

   The County maintains the local roads the proposal is adjacent to. This area does not have the road network that should be available for MUD intensity development.

3. The effect upon the rate of population and employment growth.

   The proposal may result in additional population and/or employment growth due to the MUD designation allowing for greater residential and commercial intensities than the CC designation.

4. Whether Plan objectives are being met as specified or remain valid and desirable.

   The proposal is not consistent with Comprehensive Plan and Gig Harbor Community Plan objectives (**LU-56.3**, **GH LU-1.5**, **LU-37.4, LU-47.1**).

5. The effect upon general land values or housing costs.

   The value of the parcels within the amendment proposal may increase due to increased development potential available in the MUD. The land values of the surrounding properties may increase due to their proximity to more intense developments that would impact the existing character of the neighborhood.

6. Whether capital improvements or expenditures, including transportation, are being made or completed as expected.

   There are not any known capital improvements underway or expected in this area.

DRAFT

7. Whether the initiated amendment conforms to the requirements of the GMA, is internally consistent with the Plan and is consistent with the Countywide Planning Policies for Pierce County.

   The proposal conforms to the requirements of the Growth Management Act and is consistent with Countywide Planning Policies; however, the proposal is not consistent with the Comprehensive Plan (**GH LU-1.5**, **LU-37.4**, **LU-47.1**, **LU-56.3**).

8. The effect upon critical areas and natural resource lands.

   There is no presence of critical areas and natural resources lands on the properties or adjacent. The proposal is not expected to affect critical areas or natural resource lands.

9. Consistency with locational criteria in the Comprehensive Plan and application requirements established by this Chapter.

   The proposal has satisfied the Comprehensive Plan Amendment application requirements.

   The proposal is not consistent with the locational criteria in the Comprehensive Plan, including policy **LU-47.1**. The proposal is not located along a major transportation route.

10. The effect upon other considerations as deemed necessary by the Department.

    The County is currently updating the Gig Harbor Peninsula Community Plan and through this update (Application #940163), there is a focus on development challenges in the Purdy area. As such, it may be premature to consider this area-wide map amendment application as staff is recommending an action in the Community Plan to coordinate with stakeholders to address the infrastructure challenges.

    The proposal is located within the City of Gig Harbor's Potential Annexation Area (PAA). Through the City's Comprehensive Plan, this area has been designated as "Commercial/Business." The City's Commercial/Business land use designation provides primarily retail and wholesale facilities, including service and sales. While the County's MUD land use designations may be consistent with the City's Commercial/Business designation, the City has three potential zones that would implement this land use designation. The City has not yet identified which of these three zones would be applied if the area is annexed.

Applicable RCWs/Policies

GROWTH MANAGEMENT ACT (GMA)

RCW 36.70A.070: The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

RCW 36.70A.110 (2): Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall

include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPS)

Urban Growth Areas (page 83)

4.3 The County and its cities and towns should proactively coordinate the annexation of unincorporated areas within the urban growth area that are within each respective city or town's Potential Annexation Area.

PIERCE COUNTY COMPREHENSIVE PLAN

Land Use Element / Urban Commercial (page 2-32)

LU-37.4 Infill, renovate, or redevelop existing commercial properties before creating new commercial areas.

LU-38.5 Develop vacant and underutilized properties as unified developments to provide multiple goods or services.

Land Use Element / Mixed Use District (page 2-35)

LU-47.1 Locate [Mixed Use Districts] along major transportation routes characterized by auto-oriented commercial development.

Land Use Element / Employment Center (page 2-38)

LU-56.3 Ensure no net loss of land designated for industrial uses.

LU-56.3.1 Redesignate parcels from the EC designation to another designation only when an equivalent area of suitable land is added to the EC designation in the same Comprehensive Plan amendment cycle, or through a community plan adopted within the prior two years. The no net loss requirement does not apply in the event a parcel is determined to be unlikely developable for industrial uses due to adjacent incompatible uses, the amount of critical areas on the parcel, or if the parcel is determined to be of insufficient size or proper location for industrial use, then the legislative body may consider redesignating the parcel.

Gig Harbor Peninsula Community Plan / Land Use Policies / General (page E-44)

GH LU-1.5 Infill, renovate, or redevelop existing commercial areas at Purdy and Swede Hill, where appropriate, before designating new commercial areas.

Gig Harbor Peninsula Community Plan / Land Use Policies / Commercial (page E-44)

GOAL GH LU-4 Prior to designating new commercial centers, show that the new center is

consistent with the City of Gig Harbor's Comprehensive Plan as well as the other applicable policies of the Gig Harbor Community Plan.

Gig Harbor Peninsula Community Plan / Land Use Policies / Commercial (page E-46)

GH LU-5.6 A Mixed Use District designation should be established in the Purdy area to create a transition between surrounding residential, civic and, commercial uses.

DRAFT

APPLICATION
FOR AREA-WIDE MAP AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN

An Area-Wide Map Amendment is a proposed change or revision to the Land Use Designations Map. An Area-Wide Map Amendment, unlike a parcel or site-specific land use reclassification, is of area-wide significance and includes many separate properties under various ownerships. Single-parcel or single-ownership map changes may be appropriate only for correcting technical errors or for applications involving one of four types of planned communities.

Applications will not be accepted in the following community plan areas as they are currently under an update process:

- Frederickson Community Plan
- Mid-County Community Plan
- Parkland-Spanaway-Midland Communities Plan
- South Hill Community Plan

Please refer to the Community Plans update webpage.

NOTE: An application must be completed for all proposed amendments, whether initiated by the County Council, County Executive, or a city or town with jurisdiction in Pierce County. UGA and Area-wide Map Amendments must include an Affidavit of Notice indicating that properties within the amendment area have been notified. No application is considered officially initiated until: 1) the Executive forwards the application to the County Council for inclusion in the Council resolution initiating amendments; 2) a city or town forwards the application to the County Council for inclusion in the Council resolution initiating amendments; or 3) the County Council includes the application in the resolution initiating amendments. It is the applicant's responsibility to provide the completed application and to check on the status of the request. If you want a city or town to initiate an amendment, you need to work directly with the city or town. See the handout Guidelines for Submitting Applications for Amendments to the Pierce County Comprehensive Plan for additional information.

The deadline to submit an application is 4:00 p.m., **July 31, 2020**. Complete all the blanks in this application form. A letter or report in lieu of this application will not be accepted. However, reports, photos or other materials may be submitted to support your application.

A $3,000.00 fee for each Comprehensive Plan amendment is required. Whether a request to initiate an amendment is made to the County Executive or County Council, a non-refundable submittal fee of $500.00 is required at time of application. If the Council approves to initiate the amendment, the remaining $2,500.00 fee shall be required within ten (10) working days after the amendment is initiated by the County Council. If an applicant fails to pay the required fee, staff will be unable to proceed with the review of an application(s), and this will result in the expiration and cancellation of an application(s).

For additional information, contact Pierce County Planning and Public Works, Long Range Planning Division, by phone at (253) 798-3736 or by email at Jessica.Nappi@piercecountywa.gov.

Applicant: Paije Properties, LLC (Stan Palmer - Managing Member)
Address: 7510 Bree Drive
City/State/Zip Code: Bremerton, WA. 98312
Phone: (360) 340-0612
E-mail Address: stanbpalmer@gmail.com

Agent: Sound Pacific Construction, LLC (Parri Brunson)
Address: 6708 144th St. NW Ste A
City/State/Zip Code: Gig Harbor, WA. 98332
Phone: (360) 340-2189
E-mail Address: parri.soundpacific@gmail.com

REQUIREMENTS FOR TRANSFER OF DEVELOPMENT RIGHTS PROGRAM: If your application results in a change from the current land use designation on a property to a designation that allows a higher residential density, you will be required to participate in the Pierce County Transfer of Development Rights Program (TDR). Pursuant to Pierce County Development Regulations-Title 18G Conservation Programs, when you receive an increase in density pursuant to a Comprehensive Plan Amendment, you are subject to the TDR program as a receiving site owner (18G.10.030). As a receiving site owner, you are required to buy Development Right Certificates from a qualified sending site owner or from Pierce County's TDR Bank prior to applying for any residential or non-residential building permits on the subject property/ies. Available Development Right Certificates can be purchased via the Pierce County website at www.piercecountywa.gov/tdr. Market conditions will dictate the price of each development right. When you submit your development permit application to the Planning and Public Works Department, you must also submit the Development Right Certificates or a purchase and sale agreement for the certificates. An estimate of the number of development rights you are required to purchase will be calculated by Planning & Public Works staff once your Comprehensive Plan Amendment is approved. If you would like to know more about the TDR Program, process, and to calculate an estimate of how many TDR credits may be required, please contact Planning and Public Works staff, Mike Poteet at (253) 798-3614 and/or visit: www.piercecountywa.gov/tdr.

I acknowledge the requirement of participation in the Pierce County Transfer of Development Rights Program (TDR).

Signature

Parri Brunson - Member
Print Name

7-31-20
Date

Sound Pacific Construction LLC

Applicant: Paije Properties, LLC (Stan Palmer - Managing Member)
Address: 7510 Bree Drive
City/State/Zip Code: Bremerton, WA. 98312
Phone: (360) 340-0612
E-mail Address: stanbpalmer@gmail.com

Agent: Sound Pacific Construction, LLC (Parri Brunson)
Address: 6708 144th St. NW Ste A
City/State/Zip Code: Gig Harbor, WA. 98332
Phone: (360) 340-2189
E-mail Address: parri.soundpacific@gmail.com

REQUIREMENTS FOR TRANSFER OF DEVELOPMENT RIGHTS PROGRAM: If your application results in a change from the current land use designation on a property to a designation that allows a higher residential density, you will be required to participate in the Pierce County Transfer of Development Rights Program (TDR). Pursuant to Pierce County Development Regulations-Title 18G Conservation Programs, when you receive an increase in density pursuant to a Comprehensive Plan Amendment, you are subject to the TDR program as a receiving site owner (18G.10.030). As a receiving site owner, you are required to buy Development Right Certificates from a qualified sending site owner or from Pierce County's TDR Bank prior to applying for any residential or non-residential building permits on the subject property/ies. Available Development Right Certificates can be purchased via the Pierce County website at www.piercecountywa.gov/tdr. Market conditions will dictate the price of each development right. When you submit your development permit application to the Planning and Public Works Department, you must also submit the Development Right Certificates or a purchase and sale agreement for the certificates. An estimate of the number of development rights you are required to purchase will be calculated by Planning & Public Works staff once your Comprehensive Plan Amendment is approved. If you would like to know more about the TDR Program, process, and to calculate an estimate of how many TDR credits may be required, please contact Planning and Public Works staff, Mike Poteet at (253) 798-3614 and/or visit: www.piercecountywa.gov/tdr.

I acknowledge the requirement of participation in the Pierce County Transfer of Development Rights Program (TDR).

Signature

STAN B PALMER
Print Name

7-31-2020
Date

MANAGING MEMBER

DESCRIPTION OF AMENDMENT: (Attach additional pages if more room is needed.)

Total Number of Parcels: 2	***The total number of parcels and total acreage must be consistent with County Assessor data.***
Total Acreage: .875	
Desired Land Use Designation:	
Contractor's Yard	
Desired Zone Classification to implement the Land Use Designation:	
Mixed-Use	

1. General description of Proposal:

Currently we are zoned as Community Center and are seeking Mixed-Use Zoning to accomodate a contractor's yard.

Spoke with Carl DeSimas (Gig Harbor City Planner) about whether our inteded use for the property after the rezone to mixed-use (a contractor's yard) would fall within their Ubran Growth Area Comprehensive Plan. He felt our inteded use would fall within their comprehensive plan for the urban growth area.

2. Why is the land use redesignation needed and being proposed?

We are seeking a place to park equipment for our business.

3. Describe the land uses surrounding the proposed amendment (*residential, commercial, agricultural, etc.*).

North:	Commercial Multi-Unit Parcel # 0122133085
South:	Residential (Use Code 9100 Vacant Land - Undeveloped) Parcel # 7055000110
East:	Commercial (Use Code 9170 Commercial Vacant Land) Parcel # 7055000120
West:	Commercial (Use Code 6511 Medical Offices - Services) Parcel # 7055000080

PARCEL INFORMATION

This page must be completed for each parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner: Cedarland Homes, LLC	
Address: PO Box 2264	
City/State/Zip: Gig Harbor, WA. 98335	
Tax Parcel Number: 7055000110	
Lot Size (Acreage/Sq. Ft.): .496 acres	*(From County Assessor Records or Tax Statement)*
Site Address: 14306 67th Avenue NW Gig Harbor, WA 98332	

Desired Land Use Designation:
Contractor's Yard
Desired Zone Classification to implement the Land Use Designation:
Mixed-Use
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
Vacant lot

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: N/A Sewer ○ Septic ◉ (check one)

Sewer Provider: Lot is vacant - there is niether septic or sewer

The site is currently served by: N/A Public Water System ○ Well ◉ (check one)

Water Purveyor: Lot is vacant - currently no water access on property

The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: 67th Avenue NW

Fire District #: 5 Name: Fire District Gig Harbor

School District #: 401 Name: Peninsula School District

PARCEL INFORMATION

This page must be completed for <u>each</u> parcel proposed for the Area-Wide Map Amendment.

Taxpayer or Legal Owner: Paije Properties, LLC
Address: 6708 144th St. NW
City/State/Zip: Gig Harbor, WA. 98332
Tax Parcel Number: 7055000100
Lot Size (Acreage/Sq. Ft.): .379 acres *(From County Assessor Records or Tax Statement)*
Site Address: 6708 144th St. NW Gig Harbor, WA. 98332

Desired Land Use Designation:
Contractor's Yard
Desired Zone Classification to implement the Land Use Designation:
Mixed-Use
Current Use of the Property *(Describe what buildings/businesses are on the site)*:
One commercial building, general business

SERVICES:

Please provide the following information regarding the availability of services:

The site is currently served by: Sewer ○ Septic ◉ (check one)

Sewer Provider: _____

The site is currently served by: Public Water System ○ Well ◉ (check one)

Water Purveyor: Individual System Westwynd System Id: 94930 Group A Community

The site is located on: Public Road ◉ Private Road ○ (check one)

Name of Road: 144th Street NW

Fire District #: 5 Name: Fire District Gig Harbor

School District #: 401 Name: Peninsula School District

Additional Page

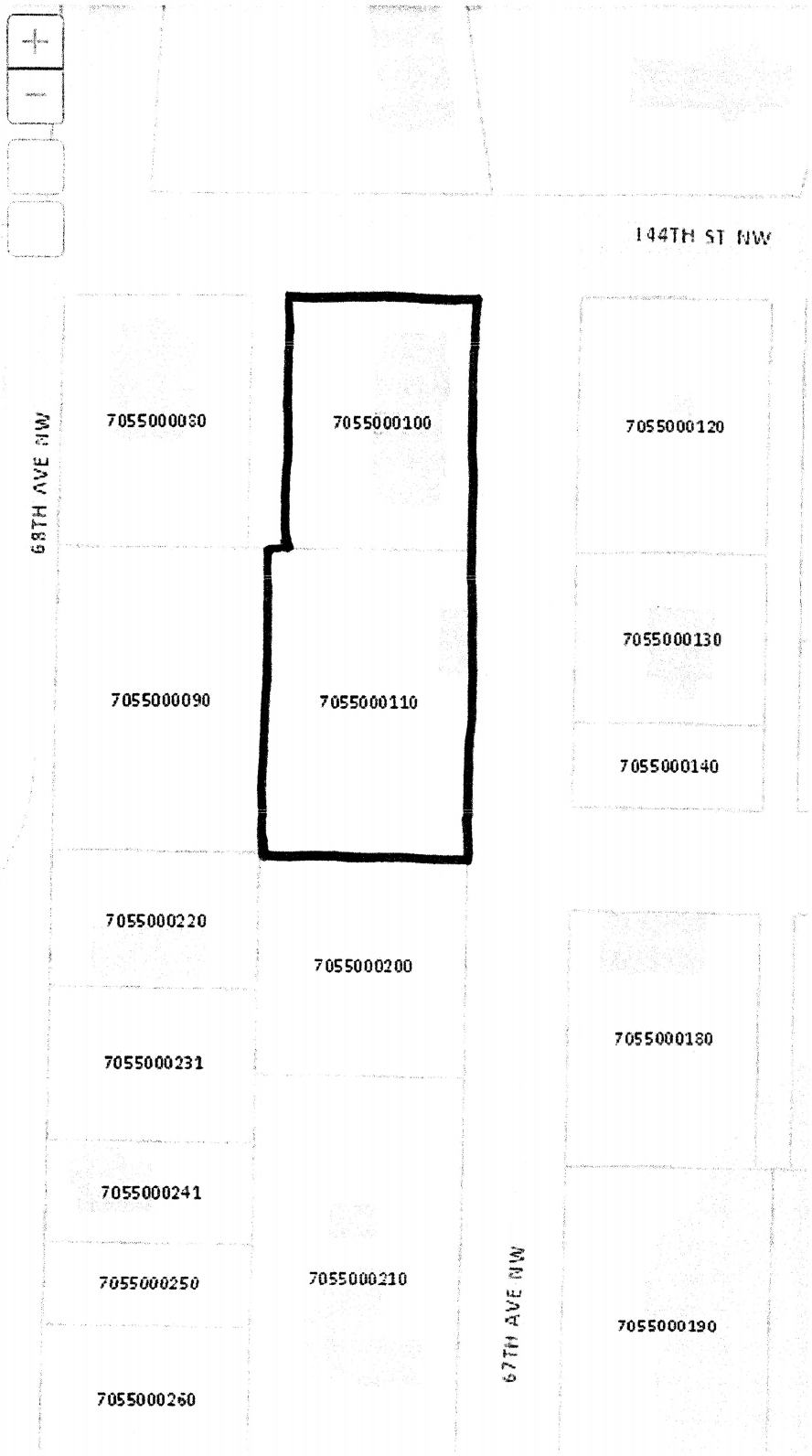
I learned from my conversation on July 30, 2020 with Carl DeSimas (City of Gig Harbor Planner) that our property falls in an Urban Growth area with a designated land use of Commercial Business (zoned C1, B1 and B2). After sharing our future intened use for the property (allowing a contractor's yard to park our company equipment) he said he believed our inteded use would fall within their comprehensive plan for the area. A contractor's yard is allowed in a C1 with an Industrial 2 zoning.

Pierce County PublicGIS

7055000100

Show search results for 70550...

Data menu



- Building Permits - Pierce County
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- Environmental Permits - Pierce County
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- Zoning
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- Political Boundaries
- Public Safety
- Transportation
- Utilities

PIERCE COUNTY
PLANNING AND PUBLIC WORKS
2401 SOUTH 35TH STREET, ROOM 175
TACOMA, WASHINGTON 98409

AFFIDAVIT OF NOTICE FOR
PROPOSED 2021 AMENDMENT TO PIERCE COUNTY COMPREHENSIVE PLAN

NAME OF APPLICANT: Parri Brunson (Sound Pacific Construction LLC)

I, Parri Brunson, applicant/applicant's agent for a proposed 2021 amendment to the Pierce County Comprehensive Plan, being duly sworn on oath, deposes and says: That on the 30 day of July, 2020, I mailed notice to all taxpayers or property owners included in the application. The mailed notice states: that I am submitting an application for a 2021 Amendment to the Pierce County Comprehensive Plan; the existing and proposed land use designation and zoning; the acreage and number of parcels included in the application; that property owned by the recipient of the notice is included in the application; that additional information on 2021 Amendments to the Comprehensive Plan is available at the Pierce County Planning and Public Works Department.

Signature

STATE OF WASHINGTON)
) SS
COUNTY OF Pierce)

Subscribed and sworn to before me this 30th day of July, 2020.

PAIJE ABPLANALP
Commission Expires
06-06-2024
NOTARY PUBLIC
License Number 186484
STATE OF WASHINGTON

Paije Abplanalp

Notary Public in and for the State of Washington, residing at:

Pierce County

NOTE: This original affidavit must be returned to the Pierce County Planning and Public Works Department, Long Range Planning division, together with the submitted application. A copy of the notification letter and mailing list must be attached to the affidavit and application.

Parri Brunson
Sound Pacific Construction LLC
6708 144th St NW Suite A
Gig Harbor, WA 98332

July 30, 2020

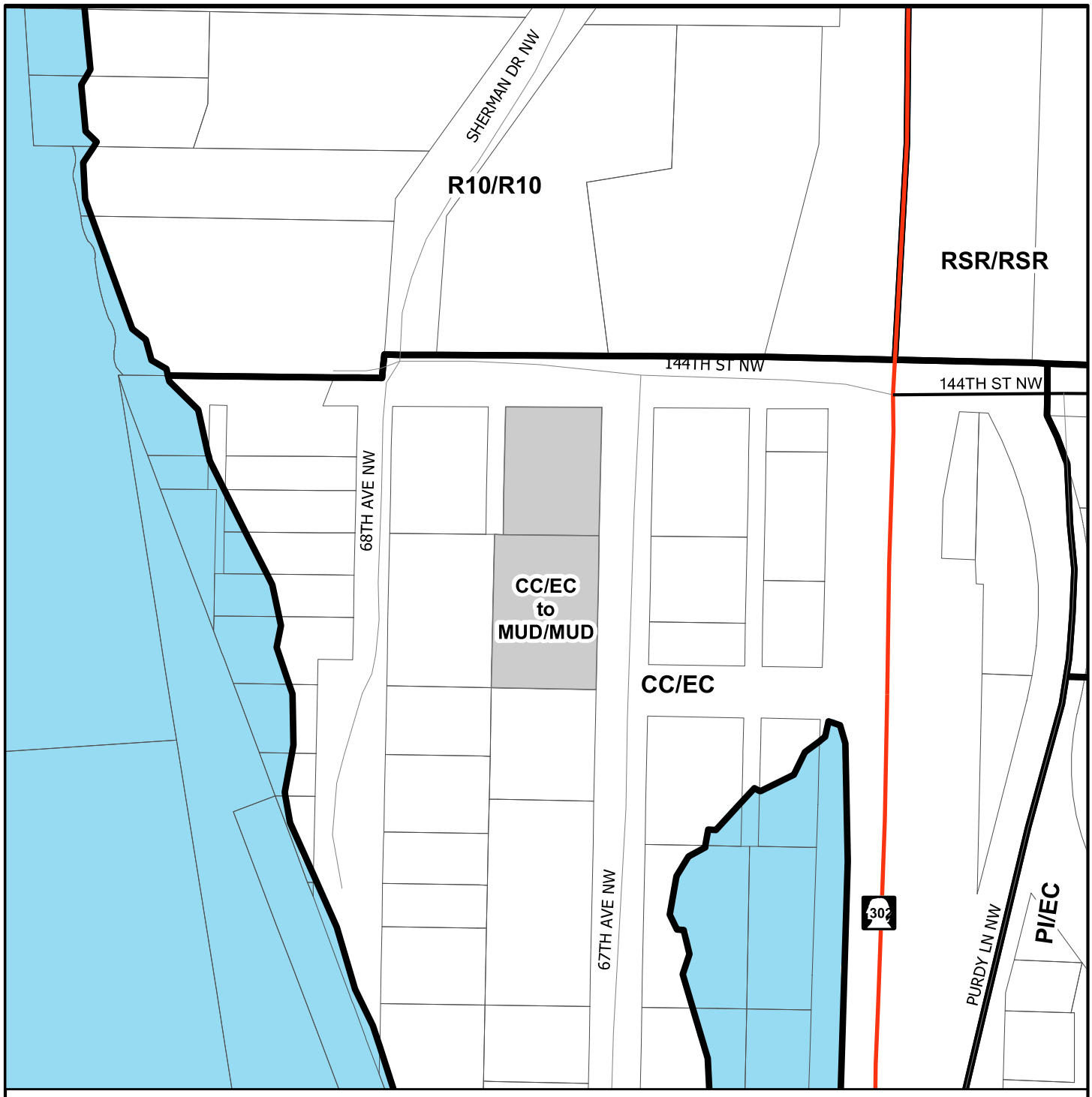
Cedarland Homes LLC
PO BOX 2264
Gig Harbor, WA 98335

To Whom It May Concern:

As per county requirements, I am providing notice that I am submitting an application for a 2021 Amendment to the Pierce County Comprehensive Plan. The existing land use and zoning for our parcel is commercial miscellaneous office space and community center. The total acreage included in the application .875 and includes 2 parcels; 7055000100 and 7055000110. The recipient of this notice is included in the application. Additional information on the 2021 Amendments to the Comprehensive Plan are available at the Pierce County Planning and Public Works Department.

Sincerely,

Parri Brunson
Member, Sound Pacific Construction LLC



2021 PROPOSED AREA-WIDE MAP AMENDMENT

Sound Pacific Construction LLC (Application #940337)

Pre Initiation

Redesignate/Rezone from CC/EC to MUD/MUD

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale =1:2,000

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_940337.mxd



2021 PROPOSED AREA-WIDE MAP AMENDMENT

Sound Pacific Construction LLC (Application #940337)

Pre Initiation

Redesignate/Rezone from CC/EC to MUD/MUD

Department of Planning and Public Works

Plot Date: August 11, 2020 Scale = 1:2,000

Pierce County

Map Document: H:\mxd\prop_area_wide_amend\2020\map_amendment\amendment_m_940337_ortho.mxd