

Appendix E: Gig Harbor Community Plan

The Gig Harbor 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 Community Plan Boundary.

- “Current” or “Existing” conditions are in reference to conditions at time of adoption (Adopted Ord. 2002-113s, Effective 12/1/2002).
- “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).

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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 estimated population of the plan area is 30,500 persons, including 6,350 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 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.

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 city is surrounded by its 3,417 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 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, 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 is adjacent to the future planned development referred to as Gig Harbor North (Gig Harbor North is located entirely within the city of Gig Harbor). Canterwood is primarily developed with detached single-family residential homes with a few multifamily townhouses.

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. Fire District Number 5 headquarters and the Washington State Correction Center for women are 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 are located northeast of the Donkey Creek corridor. Several business 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.

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 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.

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 city. The rural area currently includes approximately 23,146 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 vacant and undeveloped land, pasture lands, and forestland remain in the rural area.

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.

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 small farms and pasturelands as well as 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 number of moderate density single-family neighborhoods, most notably in the vicinity of 40th Street and 70th Avenue. 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 and 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 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.

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 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 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, 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 State Route 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.

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 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 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 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 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.

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 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-Wide 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 "urban growth 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 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. 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 R97-94 on August 12, 1997, requesting the Department of Planning and Land Services 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 give 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.

PUBLIC INVOLVEMENT

GIG HARBOR PENINSULA COMMUNITY PLANNING BOARD

The 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 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) distributed a community survey for the Gig Harbor 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 life 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 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 city intends to provide urban level facilities and services over the next 20 years and eventually annex into the city itself. The policy and regulatory framework discussed below provides the transition between the 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 E-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. Using the Pierce County Assessor's data for each tax parcel, information was gathered on current uses, acreage, and ownership. Table E-3 summarizes current land uses within the UGA and Map E-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 of an acre of land with 1,274 acres providing 1,682 home sites. Vacant land is the next largest use of property in terms of the number of parcels and total acreage; 1,097 acres are currently taxed as vacant property. Fifty-seven acres within the community plan area are being utilized (according to tax records) for commercial forestry. Approximately 41 acres are currently used for a variety of agricultural production uses. Commercial development comprises 61 lots and 95 acres. Only 8 lots and 16 acres are being used for industrial purposes. The following table summarizes the existing use of land within the UGA.

Table E-3: 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
TOTAL	2,747	3,582

Source: Pierce County Assessor/Treasurer's Office data

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 provide 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 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 required to meet low impact development standards. Site and architectural design will be a necessary component of many new projects. Incentives such as bonus densities, reduced setbacks, and a reduction in minimum lot size will 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 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 encouraged in the Purdy area and at Swede Hill. The property adjacent to the shoreline in Purdy will 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 is expected to provide open space and other design amenities that the community desires. Commercial design standards will be a component of new developments.

EMPLOYMENT

Several new employment areas have been designated through the community plan. These new 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 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 land use designations to achieve the community's goals in Gig Harbor's UGA: Moderate Density Single-Family, Master Planned Community, Neighborhood Center, Community Center, Employment Center, and Mixed Use. Table E-4 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 E-1: 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 Institutional) 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: Community Plan - Urban Land Use Designations

Urban Designation	Acres
Moderate Density Single-Family (MSF)	2,364
Master Planned Community (MPC)	655
Neighborhood Center (NC)	12
Community Center (CC)	95
Employment District (EC)	615
Mixed Use District (MUD)	50

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.

NEIGHBORHOOD CENTER (NC)

This designation is intended to provide small-scale office, civic, and retail uses in the urban growth 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 area 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 implemented through Waterfront Commercial (WC) and Community Center (CC) zone classifications.

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 (CEC) and Public Institutional (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 implement the open space/greenbelt map. Low impact development techniques will be required in this overlay area.

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-5 shows how many acres are found in each plan designation/zoning classification. Table E-6 shows how many acres are found in the rural overlay designation. Map E-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-5: 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-6: 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. Using the Pierce County Assessor's data for each tax parcel, information was gathered on current uses, acreage, and ownership. Table E-7 summarizes current land uses within the rural area, and Map E-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 1.19 acres of land with 10,840 acres providing 9,128 home sites. Vacant land is the next largest use of property in terms of the number of parcels and total acreage; 6,629 acres are currently taxed as vacant property. Each of these 3,376 vacant parcels is available for residential development. Approximately 2,367 acres within the Community Plan area are being utilized (according to tax records) for commercial forestry. Approximately 723 acres are currently used for a variety of agricultural production uses. Commercial development comprises 49 lots and 163 acres. Only 10 lots and 26 acres are being used for industrial purposes.

Table E-7: 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

Source: Pierce County Assessor/Treasurer's Office data

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 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 lands would be 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 permitted through implementation of a Planned Unit Development (PUD). Incompatible uses adjacent to the general aviation facility would be discouraged. Development in the valleys and stream corridors that are designated as open space would be subject to low impact development techniques. Incentives such as bonus densities, reduced setbacks, open space current use assessment programs, and similar programs will be 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 average one dwelling unit per 10 acres. This low-density pattern will prohibit sprawling urban residential development outside of the UGA. Development standards in Reserve Five lands will be retained for future urban growth once the UGA reaches capacity. Preservation of open space will be 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 encourage 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 DESIGNATIONS

The community plan proposes 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 shows how many acres are found in each plan designation. Map E-1: 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: Community Plan - Rural Land Use Designations

Rural Designation	Acres
Rural 10 (R10)	14,566
Rural 5 (R5)	3,599
Rural Neighborhood Center (RNC)	9
Rural Sensitive Resource (RSR)	5,432
Rural Airport (RA)	581

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 within 1,000 feet of the Tacoma Narrows Airport to protect the airport from uses that are incompatible with aviation activities.

Table E-9: Community Plan - Rural Overlay Designations

Rural Designation	Acres
Rural Airport Overlay (RAO)	684

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 Arelletta. 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.

LAND USE POLICIES

GOALS

Promote environmentally conscientious development on those lands surrounding the city limits of Gig Harbor that are capable of accommodating the projected population with efficient urban services over the next 20 years. Developments shall maintain the natural and forested characteristics and small town atmosphere of the community that the citizens enjoy.

GENERAL

- GOAL GH LU-1** Direct growth and development to those unincorporated urban areas that are least constrained by environmental factors, which do not impair the function of critical areas, and are served or easily connected to urban services.
- GH LU-1.1** Encourage consistent land use policy direction and map designations between the County and City of Gig Harbor.
 - GH LU-1.2** Urban Growth Area boundaries, comprehensive land use map designations and implementing zone classifications should coincide with maps adopted by Pierce County and those adopted by the City of Gig Harbor.
 - GH LU-1.3** A relationship between the County and city land use designations shall exist within the Urban Growth Area. The range of uses and densities should be the same in corresponding zones.
 - GH LU-1.4** When determining the availability of developable industrial and commercial lands, lands within the corporate limits of the City of Gig Harbor must also be considered.
 - GH LU-1.5** Infill, renovate, or redevelop existing commercial areas at Purdy and Swede Hill, where appropriate, before designating new commercial areas.

- GH LU-1.6** Develop standards which seek to bring nonconforming uses into compliance with the community's adopted design standards and landscaping requirements while permitting replacements of the use or changes to more conforming uses with fewer impacts.
- GH LU-1.7** Strictly enforce the community plan land use regulations.

RESIDENTIAL

- GOAL GH LU-2** Infill development should be designed to be compatible with the established neighborhood through transitions in housing density, screening, or other appropriate methods.
 - GH LU-2.1** Infill development on parcels less than 2 acres in size shall not exceed the density of the adjacent development pattern by more than 50% or 2 dwelling units per acre, whichever is greater.
 - GH LU-2.2** Residential infill development on sites exceeding 2 acres in size shall be required to be buffered from adjacent residential uses when the density of the infill exceeds the density of the existing platting and development pattern by more than 50%. At a minimum, a 30-foot natural buffer area shall be required. The density and depth of the buffer should be proportional to the intensity of the use.
- GOAL GH LU-3** Residential density within the unincorporated portion of the Urban Growth Area should average 4 dwelling units per acre.
 - GH LU-3.1** Two-family development (duplexes) and attached single-family dwelling units should be allowed in single-family residential neighborhoods when they meet community design standards.
 - GH LU-3.2** An accessory dwelling unit should be permitted on lots where a single-family residence exists.
 - GH LU-3.3** Multi-family units shall be permitted in commercial and high-density residential zones when consistent with the impervious cover, open space, health and sanitation regulations, and other applicable regulations.

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 Community Plan.
 - GH LU-4.1** Designate the commercial center located at Purdy as a commercial zone.
 - GH LU-4.2** Designate the commercial center located at Swede Hill as a commercial zone consistent with Limited Areas of More Intensive Rural Development.
 - GH LU-4.3** Designate the property southeast of the intersection of 36th Street NW and Point Fosdick Drive NW as a Neighborhood Center.

GH LU-4.3.1 New commercial centers or expansion of existing centers should not be located in proximity to other commercial centers to avoid sprawling, linear commercial development patterns along transportation corridors. Extension of commercial centers should not result in a commercial development pattern greater than 2,640 feet along any arterial street.

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-5.1.1 Provide incentives for marine-oriented uses that focus on the shoreline environment within the Purdy area.

GH LU-5.1.2 New uses and redevelopment of existing uses within the Purdy area abutting Henderson Bay and Burley Lagoon should provide pedestrian access to the shoreline.

GH LU-5.1.3 Encourage development of a boardwalk along the Purdy business district shoreline to promote the marine-oriented character of the neighborhood.

GH LU-5.2 The Commercial and Employment Center designations at Swede Hill should allow for a variety of uses including wholesale sales, business and professional offices, rental and repair services, personal and professional uses, business services, contractor yards, and automobile services, excluding motorized vehicle, trailer, and boat sales consistent with Limited Areas of More Intensive Rural Development.

GH LU-5.3 The Neighborhood Center zone should allow for a variety of office, civic, and commercial uses at a scale compatible with surrounding residential neighborhoods.

GH LU-5.3.1 Allow professional offices, personal services, eating and drinking establishments, and other commercial services that cater to local residents.

GH LU-5.3.2 Prohibit auto-oriented commercial facilities, including drive-through restaurants, gas stations, and similar businesses.

GH LU-5.3.3 Prohibit residential development.

GH LU-5.4 New uses in the Neighborhood Center zone shall provide a 50-foot wide natural buffer between the development and adjacent residential land uses and Rural Residential zone classifications.

GH LU-5.5 The Mixed Use District designation should allow for a mix of commercial retail, service, office, compatible light industrial, and residential uses. Residential uses may include single-family and multifamily development with densities between 12 and 16 units per acre.

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.

EMPLOYMENT AREAS

GOAL GH LU-6 Access Employment Centers via an arterial roadway and locate in close proximity to SR 16. Direct heavy truck traffic away from residential neighborhoods.

GOAL GH LU-7 Employment Centers should avoid lands significantly constrained by critical areas or environmentally sensitive areas. Where critical areas or environmentally sensitive areas cannot be avoided, buffering, increased setbacks, lighting control, stormwater control, and other techniques shall be used to protect the critical area or environmentally sensitive area from adverse impacts.

GOAL GH LU-8 Land uses allowed within Employment Centers should be devoid of nuisance factors such as excessive noise, light, and odor; should not pose an environmental health hazard; and should not result in high public service and facility demands. Accordingly, uses such as hazardous waste treatment and storage facilities, wrecking yards, smelters, and chemical manufacturing or storage should not be allowed. Adult entertainment uses shall not be allowed.

GH LU-8.1 Provide incentives in zoning regulations that encourage commercial, business, and industrial park concepts rather than development of individual properties on a lot by lot basis.

GH LU-8.2 Adopt zoning requirements that encourage the retention of large parcels of land within Employment Centers. To achieve this goal, prohibit division of lands within Employment Centers into lots less than 5 acres in size, except when within an industrial or business park being proposed as a planned development district.

GH LU-8.3 Limit any retail sales in connection with a home occupation to merchandise handcrafted on-site or items accessory to a service such as hair care products at a home-based beauty salon business.

URBAN SENSITIVE RESOURCE OVERLAY

GOAL GH LU-9 Implement an Urban Sensitive Resource Lands Overlay throughout the open space corridors in the UGA. Identify allowable uses, development density, and the level of project intensity that is appropriate within the designated open space areas. Utilize low impact development techniques in all Urban Sensitive Resource Overlay areas.

GH LU-9.1 Carefully control development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space Corridors Map through implementation of an Urban Sensitive Resource Overlay.

- GH LU-9.1.1** Avoid fragmentation of the remaining open space corridors that create habitat for wildlife species native to the Gig Harbor Peninsula and that benefit water quality. Prioritize vegetation and tree preservation on each site that is developed in the Urban Sensitive Resource Overlay.
- GH LU-9.1.2** To create corridors, locate open space on each site plan so that it provides connectivity and is contiguous to open space on adjacent properties.
- GH LU-9.1.3** To preserve the function and value of the open space corridors, retain 15% to 50% of each site that is proposed for development in a natural, undisturbed condition with the exception that supplemental plantings of native, non-invasive species may be added to improve habitat quality. These areas shall be referred to as the open space tract.
- GH LU-9.1.4** Locate the open space on each site plan so that the potential for wildlife movement is maintained through corridors.
- GH LU-9.1.5** Designate those portions of a site which contain high priority resource categories as the open space tract as these areas are most likely to promote healthy fish and wildlife habitat areas and enhance water quality. High priority resource categories include critical salmon habitat, fish and wildlife habitat, marine waters, streams, wetlands, estuaries, tidal marshes, and wooded areas.
- GH LU-9.2** Allow uses on sites that are located within the Urban Sensitive Resource Overlay that are consistent with the zoning and comprehensive plan land use designation and shall be permitted on a case by case basis through a site plan review process.
 - GH LU-9.2.1** The Hearing Examiner may approve a specific utility, civic, commercial, or industrial land use, pursuant to the site plan review process, based upon the unique characteristics of the property.
 - GH LU-9.2.2** The director may approve a specific residential or resource land use, pursuant to the administrative site plan review process, based on the unique site characteristics of the property.
 - GH LU-9.2.3** Encourage uses that create minimum impacts to the integrity of the open space tract, such as pervious trails.
 - GH LU-9.2.4** Discourage uses that require a large area of impervious coverage.
 - GH LU-9.2.5** Maintain compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, through a variety of techniques such as increased setbacks and vegetative screens utilizing native plant species.
- GH LU-9.3** When residential development is proposed in an Urban Sensitive Resource Overlay, base urban densities on the zoning and Comprehensive Plan land use designation for that parcel.
 - GH LU-9.3.1** In many cases, to achieve the goals of the Open Space Element, density should not exceed the minimum permissive density per acre as described in the Comprehensive Plan.

- GH LU-9.3.2** On certain sites, the maximum residential density may be appropriate when the proposed development is physically separated from land designated as a priority resource category by significant topography or where clustering is utilized to reduce the impacts of intrusion into the open space corridor.
- GH LU-9.4** Utilize low impact development standards on sites that are located in an Urban Sensitive Resource Overlay. Avoid or mitigate impervious surfaces, in the form of roof-tops, roads, and lawns that generate rapid run-off and prevent infiltration of water into the ground for gradual recharge of streams.
 - GH LU-9.4.1** The greater the intensity of the development in terms of the noise, traffic, odor, light, and other factors that could impact the open space corridor, the more open space shall be required, up to 50% of the site.
 - GH LU-9.4.2** Design and place individual dwelling units and accessory dwelling units to avoid impacting the open space tract.
 - GH LU-9.4.3** Limit and locate lawns, turf areas, driveways, and roads to result in the least impact to the open space tract.
 - GH LU-9.4.4** Locate buildings and other structures such as fencing to ensure protection of the open space corridor. Individual structures shall not be placed where the integrity of the open space tract and overall open space system could be compromised.
 - GH LU-9.4.5** Consider other low impact development tools for implementation include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system.
- GH LU-9.5** Develop standards for implementation that describe an acceptable ratio between impervious surfaces and open space. Base this ratio on the various low impact development techniques and best management practices that are proposed on a site plan.

RURAL

GOAL GH LU-10 Preserve the natural, forested and pastoral character of rural lands outside the Urban Growth Area. Ensure that development which does occur in rural areas is planned in an environmentally conscientious manner to be compatible with this desired character through the control of lot sizes, intensity and density of land uses, and protection of open space. The preservation of agricultural and forest lands is a priority. Through careful planning, ensure urban levels of service do not occur in the rural area.

GOAL GH LU-11 The rural area shall be separate and distinct from the urban area in terms of land use, infrastructure, and visual character. Visually, it is intended to be an area characterized by an abundance of pastureland, forests, and naturally vegetated buffer areas. Provide an incentive, including property tax assessments at the current use rather than the highest and best use for prioritized open space properties and similar programs, to accomplish this goal. Limit land uses within the area to low density and intensity, and limit them primarily to agricultural, forestry, natural resource industries, and single-family residential uses. Large lot sizes should prevail and homes should be generally well separated from one another. Within the rural area, recognize historic communities such as Arletta, Rosedale, and Fox Island and make limited provisions for the continued existence of the cultural focal points of these communities. Plan and construct infrastructure improvements, such as the transportation system, to reflect and support the desired goals for the rural area.

RURAL NEIGHBORHOOD CENTERS

GOAL GH LU-12 Those historic community centers located at Arletta, Rosedale, and Fox Island are recognized as important neighborhood, civic, and commercial focal points in the rural area; also, recognize the area northwest of SR 16/24th Street NW interchange. Limited opportunities for continued commercial and civic land use shall be provided in these locations. In Rural Neighborhood Centers (RNCs), retain the architectural characteristics that have historically been associated with these centers.

GH LU-12.1 Allow continued use of those existing community centers that have been the historical focal points for neighborhood commercial and civic activities.

GH LU-12.1.1 Limit the initial Rural Neighborhood Centers designated by this community plan to existing centers at Arletta, Rosedale, and Fox Island. Include only the parcels currently utilized for commercial and civic land uses in the initial designations.

GH LU-12.1.2 Limit any future expansion of the land utilized as a RNC to those parcels immediately adjacent to the existing centers.

GH LU-12.1.3 Each RNC parcel shall have direct access onto a major or secondary County arterial road.

GH LU-12.2 Strictly limit the intensity of commercial and civic uses in the Gig Harbor Peninsula RNCs.

GH LU-12.2.1 Appropriate commercial uses include food stores and the sale of general merchandise in buildings that do not exceed 5,000 square feet and those resource uses such as agricultural sales.

GH LU-12.2.2 Encourage appropriate civic uses in RNCs. These uses are limited to daycare centers, community service centers, postal services, neighborhood parks, churches, police, and fire safety services.

- GH LU-12.2.3** Prohibit new residential uses in RNCs. Additions and remodels to existing dwelling units may be permitted.
- GH LU-12.2.4** Prohibit noise, dust, odorous gas, and lighting from adversely affecting the adjacent residential neighborhood.
- GH LU-12.2.5** Buffer new commercial and civic uses from adjacent lower intensity rural uses outside of the RNC designation.
- GH LU-12.2.6** Require site plan review for all new civic and commercial uses in rural centers.
- GH LU-12.2.7** Limit site coverage including parking areas and other impervious surfaces to 70% on each site.
- GH LU-12.2.8** Create new lots for commercial and civic purposes through a binding site plan associated with a site plan review process. These lots shall be subject to a minimum lot size of 5,000 square feet.
- GH LU-12.3** Recognize the area northwest of the SR 16/24th Street NW interchange, commonly known as the Fisherman’s Village area, as an isolated area of commercial/business park as provided for in the Comprehensive Plan.
 - GH LU-12.3.1** The area will be designated as RNC to establish allowable uses only.
 - GH LU-12.3.2** The area northwest of the SR 16/24th Street NW interchange, commonly known as the Fisherman’s Village area, is comprised of a total of 14 acres. No further expansion of commercial/business park shall be allowed.
 - GH LU-12.3.3** Infill development of the vacant and undeveloped parcels of the Fisherman’s Village area commercial/business park shall be limited to the permitted uses of the RNC designation.

TACOMA NARROWS AIRPORT

GOAL GH LU-13 The Tacoma Narrows Airport is an Essential Public Facility in the rural area of the County. The community does not support and Pierce County is not planning to extend the runway. The community supports continued growth and development at Tacoma Narrows Airport when consistent with the current runway length and location and with the Pierce County Comprehensive Plan, Gig Harbor Peninsula Community Plan and Federal Aviation Administration standards. Permit new development activities when off-site impacts associated with the use or uses can be mitigated in conformance with State Environmental Policy Act requirements. Develop new uses in an environmentally sound manner. Discourage the siting of incompatible uses adjacent to the airport property.

GOAL GH LU-14 Designate as an Essential Public Facility that property at the Tacoma Narrows Airport currently owned by Pierce County that was acquired for airport purposes. Discourage acquisition of additional lands for the airport, unless necessary to meet Federal Aviation Administration (FAA) safety requirements. Designate the property adjacent to the airport lands for airport buffering purposes.

- GH LU-14.1** The Essential Public Facility-Rural Airport designated lands shall include property owned by Pierce County and acquired for airport purposes. Designate all properties located within 1,000 feet of the property that are located outside of the Gig Harbor UGA as Rural Sensitive Resource or Rural 10 with a Rural Airport Overlay.
- GH LU-14.2** Classify the land at Tacoma Narrows Airport that was owned in 2008 by Pierce County as Essential Public Facility-Rural Airport.
- GH LU-14.3** Classify those properties adjacent to the Essential Public Facility-Rural Airport classification as Rural Airport Overlay.
 - GH LU-14.3.1** Include within the Rural Airport Overlay all properties within 1,000 feet of the Essential Public Facility-Rural Airport classification. Discourage land use activities in this overlay that are incompatible with general aviation airport uses.
- GOAL GH LU-15** Allow for growth and development of airport related uses for that portion of the Tacoma Narrows Airport located south of Stone Road. Give priority to locating such uses on the east side of the runway, adjacent to the existing taxiway and existing airport improvements. Providing jobs and maintaining the economic viability of the airport is important.
 - GH LU-15.1** Carefully design new development utilizing Level 3 landscaping adjacent to 26th Street to ensure that development is compatible with neighboring land uses and to mitigate impacts associated with new aviation development in the Essential Public Facility-Rural Airport classification.
 - GH LU-15.2** Development activity within the Essential Public Facility-Rural Airport Designation shall comply with applicable FAA regulations.
 - GH LU-15.2.1** Provide notification of all development applications to the FAA.
 - GH LU-15.3** Prohibit new uses that require urban levels of service, such as sanitary sewers, in the Essential Public Facility-Rural Airport classification. Urban levels of service shall be permitted only in the rural area consistent with this Title.
 - GH LU-15.3.1** Utilities and services necessary for airport safety and operations (i.e., on-site sewage collection and treatment facilities, water for fire flow, stormwater) are not considered an urban service and are permitted in the Essential Public Facility-Rural Airport classification.
 - GH LU-15.4** Capital improvements at the airport and new aviation related commercial or industrial uses shall be permitted on the east side of the runway through an administrative process without requiring Planned Unit Development (PUD) review if located within the area shown on the Tacoma Narrows Airport PUD Boundaries Map.

GH LU-15.5 Capital improvements at the airport and new aviation-related commercial or industrial uses on the west side of the runway may be appropriate provided impacts can be mitigated through the Pierce County PUD process and appropriate environmental review.

GH LU-15.6 Potential uses and improvements that may be permitted shall include the following:

GH LU-15.6.1 Capital airport improvements identified in or substantially similar to the current Tacoma Narrows Airport Master Plan (either potential or funded); capital airport improvements not identified in the current TNA Master Plan may be permitted only after an opportunity for public review and comment prior to amending the master plan, provided that capital airport improvements in the area identified for development if 26th Street is relocated may be permitted without further amendment to the master plan and without PUD approval if 26th Street is relocated. The permitted uses are described in the following subsections.

GH LU-15.6.2 Businesses that require aircraft use as a significant component of their operations, such as air freight, aerial photography, aircraft charter, or taxi services;

GH LU-15.6.3 New commercial uses that support general aviation including activities such as aircraft fueling facilities, aircraft training facilities, aircraft sales, fixed base operators, pilots' lounges, lodging, eating and drinking establishments, and automobile rental; and

GH LU-15.6.4 New light industrial uses that support general aviation including activities such as aircraft storage hangars, tie-downs, aircraft parts manufacture or aircraft assembly, and aircraft repair and maintenance services.

GOAL GH LU-16 Allow for growth and development on Tacoma Narrows Airport property located north of Stone Road for uses that do not require extension of the runway, but that provide revenues or services to support airport operations, provide services for the adjacent rural residential community, or are otherwise of a scale and intensity consistent with the adjacent rural residential community. These uses shall be sited and constructed consistent with airport safety requirements.

GH LU-16.1 Rural 10 (R10) uses, other than residential uses, shall be permitted in the Essential Public Facility-Rural Airport zone on Tacoma Narrows Airport property located north of Stone Road pursuant to the permitting process for R10 uses.

GOAL GH LU-17 All rural properties located within 1,000 feet of Tacoma Narrows Airport property shall be designated as Rural Airport Overlay. The Rural Airport Overlay shall function primarily as a safety buffer between the airport properties and the adjacent uses in the Rural Sensitive Resource, Rural 5, and Rural 10 zones. This area is also intended to provide buffering between those more intense uses related to aviation activities and the rural uses authorized in the Rural Residential classifications.

- GH LU-17.1** Discourage land use activities that are incompatible with general aviation uses in this area.
- GH LU-17.2** Rural land uses shall be limited to low density and low intensity uses including forestry uses, agricultural uses, walking and biking trails, golf courses, and single-family dwelling units.
- GH LU-17.3** Density shall be limited to 1 dwelling unit per 10 acres for new subdivisions with a minimum lot size of 5 acres. Allow a bonus density that will provide for 2 dwelling units per 10 acres when 50% of the development is retained in open space.
- GH LU-17.4** Prior to approval of a residential subdivision or building permit for a dwelling unit in this area, record notice against the title of the property that indicates the presence of the airport.
- GH LU-17.5** Prohibit any buildings and structures that would penetrate the imaginary airspace surfaces for the Tacoma Narrows Airport as defined in Title 14 CFR (Code of Federal Regulations) FAR (Federal Aviation Regulations) Part 77 "Objects affecting navigable airspace." Examples of such obstructions include cell towers, radio broadcast towers, water towers, proposals to increase the height of existing buildings when the height of the structure would exceed the lower limits of navigable airspace.
- GH LU-17.6** Prohibit any new use that involves the release of airborne substances that could interfere with aircraft operations.
- GH LU-17.7** Prohibit any new use that emits light that interferes with a pilot's vision.
- GH LU-17.8** Prohibit any new use that attracts concentrations of birds.
- GH LU-17.9** Uses that emit electrical currents shall be installed in a manner not to interfere with communications systems or navigational equipment.
- GOAL GH LU-18** Pierce County will collaborate in the development of a Planned Unit Development (PUD) regulation for the Essential Public Facility-Rural Airport. This PUD will be referred to as an Essential Public Facility-Rural Airport PUD. The County may apply for an Essential Public Facility-Rural Airport PUD south of Stone Road in all or any portion of the Tacoma Narrows Airport property subject to a PUD as shown on the Tacoma Narrows Airport PUD Boundaries Map, provided that the exterior boundary of the PUD matches parcel boundaries. Compatibility between the airport and the adjacent neighborhoods surrounding airport lands shall be a priority.
- GH LU-18.1** The application for the Essential Public Facility-Rural Airport PUD shall include the following information regarding airport and aircraft operations for purposes of evaluating potential impacts to adjacent rural residential areas. This information shall be provided to give the public the opportunity to review and comment on the proposed PUD and associated operations. However, the Hearing Examiner and the County shall not have the authority to impose conditions related to airport or aircraft operations, safety, or noise as these areas are controlled by FAA regulations.

- GH LU-18.1.1** Describe airport operations including the runway length necessary for the safe operation of aircraft at Tacoma Narrows Airport and the noise levels produced by aircraft type.
- GH LU-18.1.2** Describe anticipated take-offs and landings based on aircraft type and planned use for each calendar year.
- GH LU-18.2** The PUD shall include a recorded final development site plan that identifies the uses and facilities approved by the PUD. These uses may be subsequently constructed with an administrative review process.
 - GH LU-18.2.1** The final development site plan shall specify the location of the runway, taxiways, fueling facilities, control tower, any passive recreation facilities, and any open space.
 - GH LU-18.2.2** For PUDs located south of Stone Road, the final development site plan shall reflect the general location, types, and intensities of other future airport improvements and future aviation-related commercial and industrial uses identified in this section and approved through the PUD.
- GOAL GH LU-19** New development and redevelopment at Tacoma Narrows Airport shall be completed in an environmentally conscientious manner pursuant to SEPA. Environmental impacts associated with the development at the airport may require off-site mitigation, provided that acquisition of additional property for airport purposes shall be discouraged, unless necessary to meet FAA safety requirements.
 - GH LU-19.1.1** Avoid using environmentally constrained lands for new development if unconstrained land can be redeveloped or modified to accommodate the proposed uses.
 - GH LU-19.1.2** Provide adequate open space and buffering to mitigate light, noise, and visual impacts sufficient to mitigate impacts on adjacent rural residential areas, provided that such mitigation does not violate any FAA requirement.
 - GH LU-19.1.3** Noise compatibility planning at the airport is subject to federal regulations - FAR Part 150 standards. Any limitations on aircraft operations based on noise is subject to a separate FAR Part 161 study.
 - GH LU-19.1.4** Promote vegetation retention and native landscaping that will be compatible with airport operations and environmental protection of sensitive areas such as Sullivan Gulch.
 - GH LU-19.1.5** Include public notification procedures in the Development Regulations for the Essential Public Facility-Rural Airport PUD. This public notice is intended to provide the Peninsula residents with information related to activities at Tacoma Narrows Airport. At a minimum, provide written notice of public hearings related to PUD processing to all property owners within the Rural Airport Overlay.

- GH LU-19.1.6** New development within the Essential Public Facility-Rural Airport shall comply with Pierce County Critical Area Regulations to the same extent as they apply to other new development in the County.
- GH LU-19.1.7** Stormwater management for development at the Essential Public Facility-Rural Airport will comply with or be functionally equivalent to provisions of the Washington State Department of Ecology Stormwater Management Manual for Western Washington.
- GOAL GH LU-20** Pierce County will collaborate and coordinate planning efforts at the Tacoma Narrows Airport to better serve the citizens of all Pierce County.
 - GH LU-20.1** Pierce County agrees to work to reconcile differences between the Gig Harbor Peninsula Community Plan and the Tacoma Narrows Airport Master Plan including:
 - GH LU-20.1.1** Recognition that the revised final airport master plan does not include a runway extension;
 - GH LU-20.1.2** Agreement that improvements on the west side of the runway south of Stone Road are subject to approval of a PUD;
 - GH LU-20.1.3** Agreement that airport safety improvements shall not be designed to allow a runway extension; and
 - GH LU-20.1.4** Agreement to enable implementation of the revised final airport master plan including the runway safety area improvements pursuant to FAA standards to ensure public safety is achieved.
 - GH LU-20.2** Pierce County will amend Title 18A, Pierce County Development Regulations-Zoning to allow for an Essential Public Facility-Rural Airport PUD, consistent with the provisions of this objective.
 - GH LU-20.3** Pierce County will expedite the processing of any administrative permits for development within the area described as No PUD required on the Tacoma Narrows Airport PUD Boundaries Map.
 - GH LU-20.3.1** Require road improvements consistent with Pierce County road standards.
 - GH LU-20.3.2** Require stormwater management for development at the Essential Public Facility-Rural Airport consistent with or functionally equivalent to the Washington State Department of Ecology Stormwater Management Manual for Western Washington.
 - GH LU-20.3.3** Permit processing must be consistent with the requirements for public notice and comment required by RCW 36.70B.
 - GH LU-20.3.4** The County agrees to process permits consistent with and to follow the provisions of any County PUD approval.

GH LU-20.3.5 SEPA lead agency for permitting shall be Pierce County for the area south of Stone Road within the area shown as not requiring a PUD on the Tacoma Narrows Airport PUD Boundaries Map, provided that the County shall apply the categorical exemptions and cumulative impact analysis from Pierce County Code, Title 18D. The County shall be SEPA lead agency for development in the area south of Stone Road that requires a PUD approval after the County has reviewed and approved a PUD for that area.

GH LU-20.3.6 New development within the Essential Public Facility-Rural Airport shall comply with Pierce County Critical Area Regulations to the same extent as they apply to other new development in the County.

GH LU-20.4 The Tacoma Narrows Airport Advisory Commission (TNAAC) shall review and provide recommendations on any interlocal agreement with full public notice and opportunity to comment before adoption. Any changes to the interlocal agreement shall require an additional opportunity for public notice and public comment prior to adoption.

GOAL GH LU-21 A Tacoma Narrows Airport Advisory Commission (TNAAC) shall be established to provide input to Pierce County officials regarding issues related to the airport.

GH LU-21.1 The TNAAC should include voting members made up of 5 community representatives (including the City of Gig Harbor, the Peninsula Advisory Commission, and local residents) and 5 airport representatives (airport management, pilots, business owners), and shall include the County Council representative from District 7 who shall be an ex-officio/non-voting member.

GH LU-21.2 The TNAAC should serve in a capacity to receive input from airport users and neighborhood citizens regarding issues such as airport development activity, airport improvements, or concerns about off-site airport impacts such as noise. The TNAAC should forward solutions to these concerns to the appropriate County officials. The TNAAC shall review and provide recommendations on the development of the Essential Public Facility-Rural Airport PUD.

GH LU-21.3 The TNAAC shall also consider additional options for development of airport property north of Stone Road that are consistent with the overall objective not to extend the runway north of Stone Road, but that would provide additional opportunity for economic development and airport revenues compatible with the adjacent rural residential land uses or are uses that might provide services for the adjacent rural residents.

RURAL 10

GOAL GH LU-22 All lands located on the Gig Harbor Peninsula outside of the Urban Growth Area that are not designated as Rural 5, Rural Neighborhood Center, Rural Airport, Sensitive Resource will be designated as Rural 10. The Rural 10 designation is intended to be an area of low intensity land development.

GH LU-22.1 A range of rural housing densities shall be allowed to occur on Rural 10 lands. This allowed density shall range from 1 dwelling unit per 10 acres to a maximum of 2.5 dwelling units per 10 acres. Maximum density shall be allowed only when the natural environment can accommodate this density and at least 75% of the gross acreage of the land proposed to be developed is dedicated in perpetuity as open space through deed restriction and other appropriate mechanisms. This open space area should be located in a tract separate from any newly created lots.

GH LU-22.2 For those agricultural activities which are subject to Pierce County review, such as construction of agricultural buildings, clearing of land for agricultural purposes, and activities within critical areas or their buffers, Pierce County shall require the preparation of a farm best management plan. The conditions of this plan shall be made conditions of any building, clearing, or other land use approval for the site.

RURAL 5

GOAL GH LU-23 The land adjacent to the designated Urban Growth Area surrounding the City of Gig Harbor shall be designated as Rural 5.

GH LU-23.1 The Rural 5 designation shall generally include a limited area abutting the City of Gig Harbor's Urban Growth Area.

GH LU-23.2 All property that is designated as Rural Sensitive Resource shall be excluded from the Rural 5 area surrounding the city's Urban Growth Area.

GH LU-23.3 Encourage the preservation of agricultural and forestry uses.

GH LU-23.4 Civic and recreational uses shall be limited generally to those rural uses which consist of small buildings (less than 5,000 square feet) and uses which minimize impervious surfaces. Churches, schools, public safety services, and civic and community centers may exceed this building size limitation through a site plan review process provided neighborhood compatibility is achieved through extensive screening and buffer areas.

GH LU-23.5 Limited provisions may be made for light commercial and industrial uses within the reserve area when directly associated with existing agricultural, forestry, or natural resource-related uses.

- GOAL GH LU-24** Several environmentally sensitive stream, lake, and wetland areas have been identified within the rural area. These areas include Crescent Valley, the Wollochet and Artondale Creek drainages, and the Rosedale valley area. Many of these areas were recognized when the community adopted its first comprehensive plan in 1975 and have historically been protected through performance-based zoning and other special land use controls. It is the desire of the community that the protections of these environmentally sensitive areas continue. In support of this goal, these areas will be mapped and given a designation of Rural Sensitive Resource. This designation is intended to protect surface waters, aquifers, and fish and wildlife habitat from impairment, pollution, or degradation. Lands located within this designation will be limited to low density residential uses and natural resource uses. Extensive buffering of streams and other surface waters will be required.
- GH LU-24.1** Identify and map environmentally sensitive stream, lake, and wetland areas within the community plan area.
- GH LU-24.1.1** Utilize the Gig Harbor Peninsula Environment Map, as amended, as the initial basis for determining those areas to be designated as Rural Sensitive Resource. At a minimum, those areas designated as Rural Special, Natural, or Conservancy on this map shall be considered for the Rural Sensitive Resource designation. Additional areas may be added as appropriate based upon the presence of environmentally sensitive features, such as critical fish and wildlife habitat.
- GH LU-24.1.2** At a minimum, the Rural Sensitive Resource designation should extend 500 feet in all directions from any wetland, stream, or surface water identified for protection.
- GH LU-24.1.3** Monitor and adjust, as needed over time, those lands given the Rural Sensitive Resource designation. Lands may be added or removed from this designation as information regarding the environmental carrying capacity of the land and the sensitivity of the environment changes over time.
- GH LU-24.2** Carefully control development activities in the rural area through implementation of the Rural Sensitive Resource designation on sites that have been identified as open space on the Comprehensive Plan Open Space Corridors Map that are not adequately protected through the Shoreline Master Program or the Critical Area Regulations.
- GH LU-24.2.1** Land uses within the Rural Sensitive Resource designation shall be limited to single-family residential, agriculture, and forestry. Commercial and industrial development shall not be allowed unless directly related to an agricultural product and conducted on a scale that has minimal impact to surrounding properties.

- GH LU-24.2.1.1** The Hearing Examiner may approve a specific land use through a site plan review process based on the unique characteristics of each site.
- GH LU-24.2.1.2** Detached single-family residential homes and associated accessory structures may be permitted outright.
- GH LU-24.2.1.3** Encourage uses that create minimum impacts to the integrity of the open space corridor such as pervious trails.
- GH LU-24.2.1.4** Encourage uses that do not involve significant buildings or impervious surfaces such as farming and forestry.
- GH LU-24.2.2** Development in the RSR designation shall utilize low impact development standards.
- GH LU-24.2.3** Vegetation and tree preservation shall be a priority on each site that is developed in the RSR designation.
- GH LU-24.2.4** Maintain compatibility between the proposed use and designated open space tracts, as well as between adjacent uses, through a variety of techniques such as increased setbacks and screening utilizing native plant species.
- GH LU-24.3** Limit lands within the Rural Sensitive Resource designation to low density residential uses and natural resource uses.
 - GH LU-24.3.1** Low rural housing densities shall be allowed to occur on Rural Sensitive Resource lands. Ten-acre minimum lot sizes are encouraged. The basic density shall be 1 dwelling unit per 10 acres.
- GH LU-24.4** Extensive buffering of streams and other surface waters will be required for all clearing, site development, or construction in the Rural Sensitive Resource designation.
 - GH LU-24.4.1** Buffer widths established within the Rural Sensitive Resource designation may be adjusted periodically over time as new information becomes available regarding the effectiveness of the buffers in protecting critical resources.
 - GH LU-24.4.2** Buffer widths established to protect critical resources may be increased or reduced on a site by site basis when it is determined that an alternative buffer width is necessary to protect the resource in question. Any modification to a buffer width shall be based on the best available science.
 - GH LU-24.4.2.1** If the buffer requirement in this section would deny all reasonable use of a site, development may be allowed through a reasonable use exception approved through a public hearing process with consideration of mitigation requirements.
 - GH LU-24.4.3** In the event Pierce County adopts countywide buffer standards which exceed the buffers established by the community plan, the more restrictive buffering requirement shall control.

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.

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.

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.

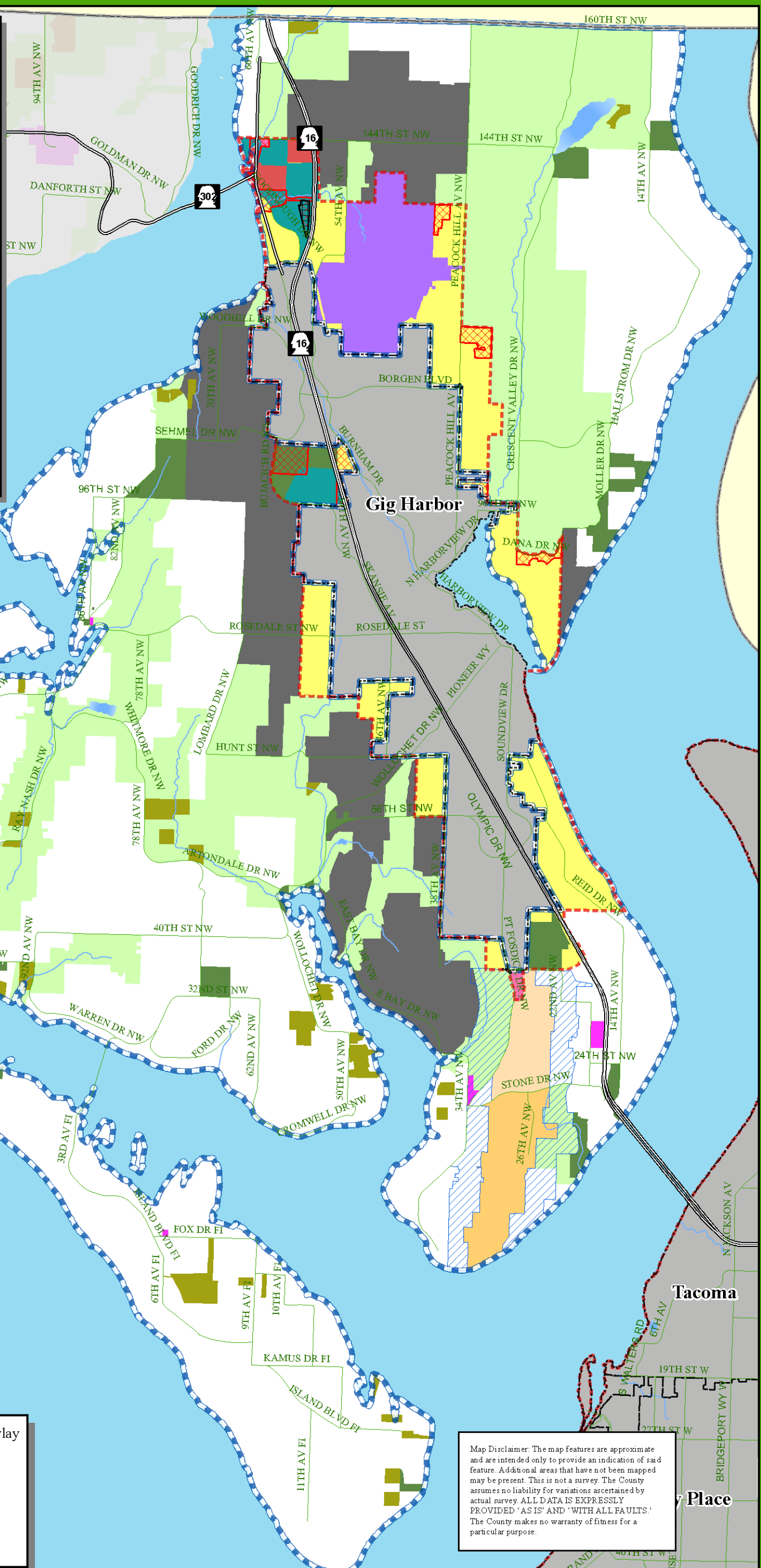
- How public facilities and services will be provided and by which jurisdiction.
 - To what extent the City of Gig Harbor may exercise extra-jurisdictional responsibility within the unincorporated UGA.
2. Develop a process that provides for UGA boundary amendments, area-wide rezones, and annexations 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)

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 Center (AC)
- Community Center (CC)
- Neighborhood Center (NC)
- Moderate Density Single Family (MSF)
- Master Planned Community (MPC)
- Rural Neighborhood Center (RNC)
- Essential Pub. Fac./Rural Airport (EFRAN)
- Essential 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 display.



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.

- Essential Pub. Fac. - State Corrections Overlay
- Mineral Resource Overlay
- Rural Airport Overlay
- Urban Sensitive Resource Overlay
- 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.

Map Document: H:\mxd\comp_plan_update\comp_plan_document\cdc_final\lu_desig_gig_harbor_11_17.mxd

- County Boundary
- Urban Growth Boundaries
- Municipal Area
- Nisqually NWR
- Mount Rainier NP
- Military Land

Map E-1: Land Use Designations

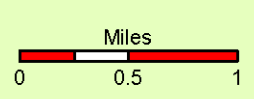


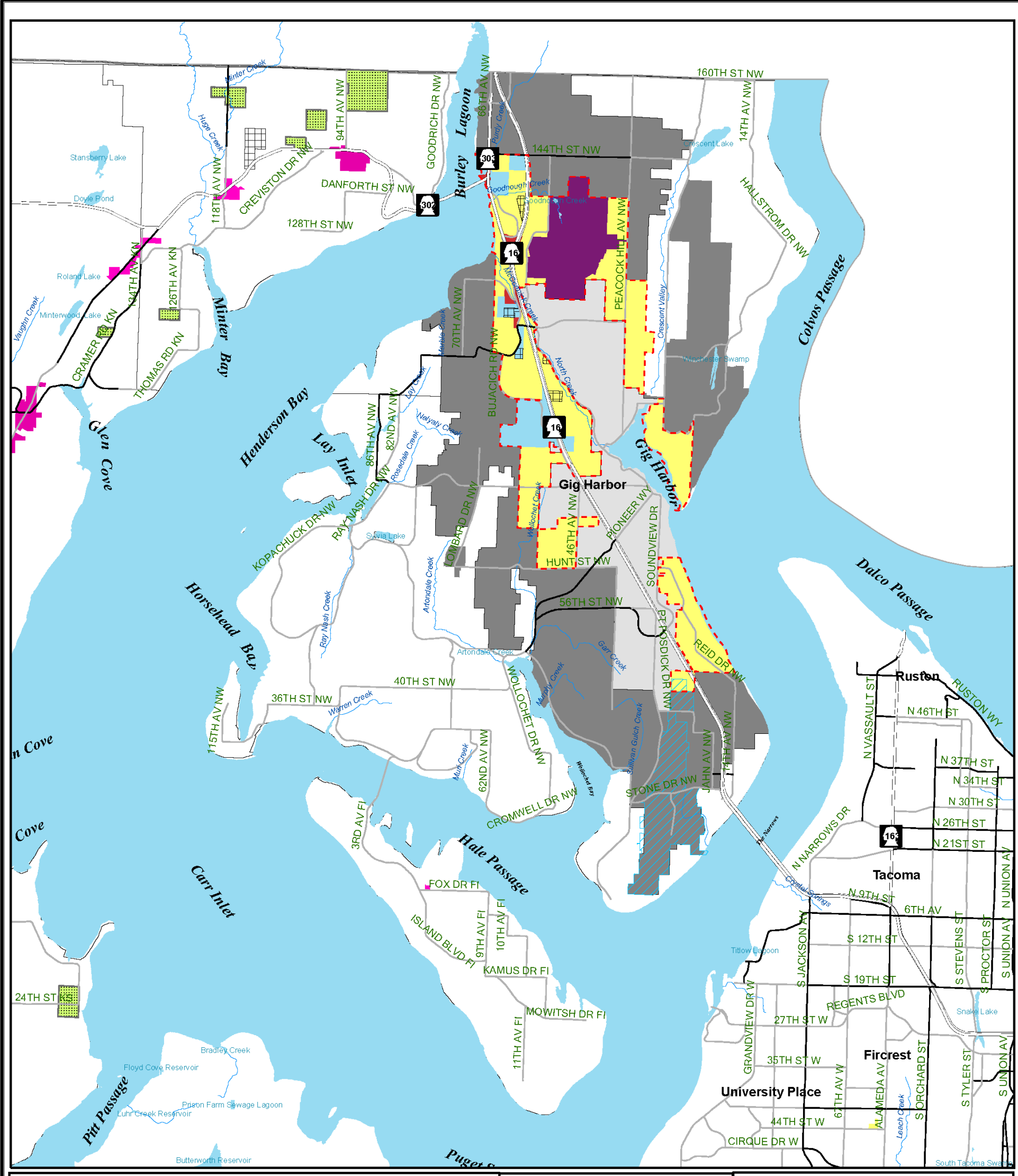
Gig Harbor Community Plan



Revision Date: 6/24/2015

Plot Date: 6/25/2015





Historic Land Use Designations/Zoning

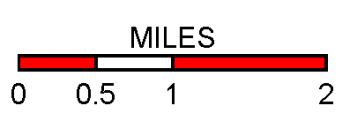
- | | | | |
|--|--------------------------------------|--|--------------------------------------|
| | Employment Center (EC) | | Reserve 5 (Rsv5) |
| | Community Center (CC) | | Agricultural (A) |
| | Moderate Density Single Family (MSF) | | Agricultural Overlay |
| | Master Planned Community (MPC) | | Ess. Pub. Fac./Rural Airport Overlay |
| | Rural Activity Center (RAC) | | Mineral Resource Overlay |
| | Rural Neighborhood Center (RNC) | | Gig Harbor |
| | Rural 10 (R10) | | |

Gig Harbor's Adopted Urban Growth Area Boundary

Pierce County, Washington



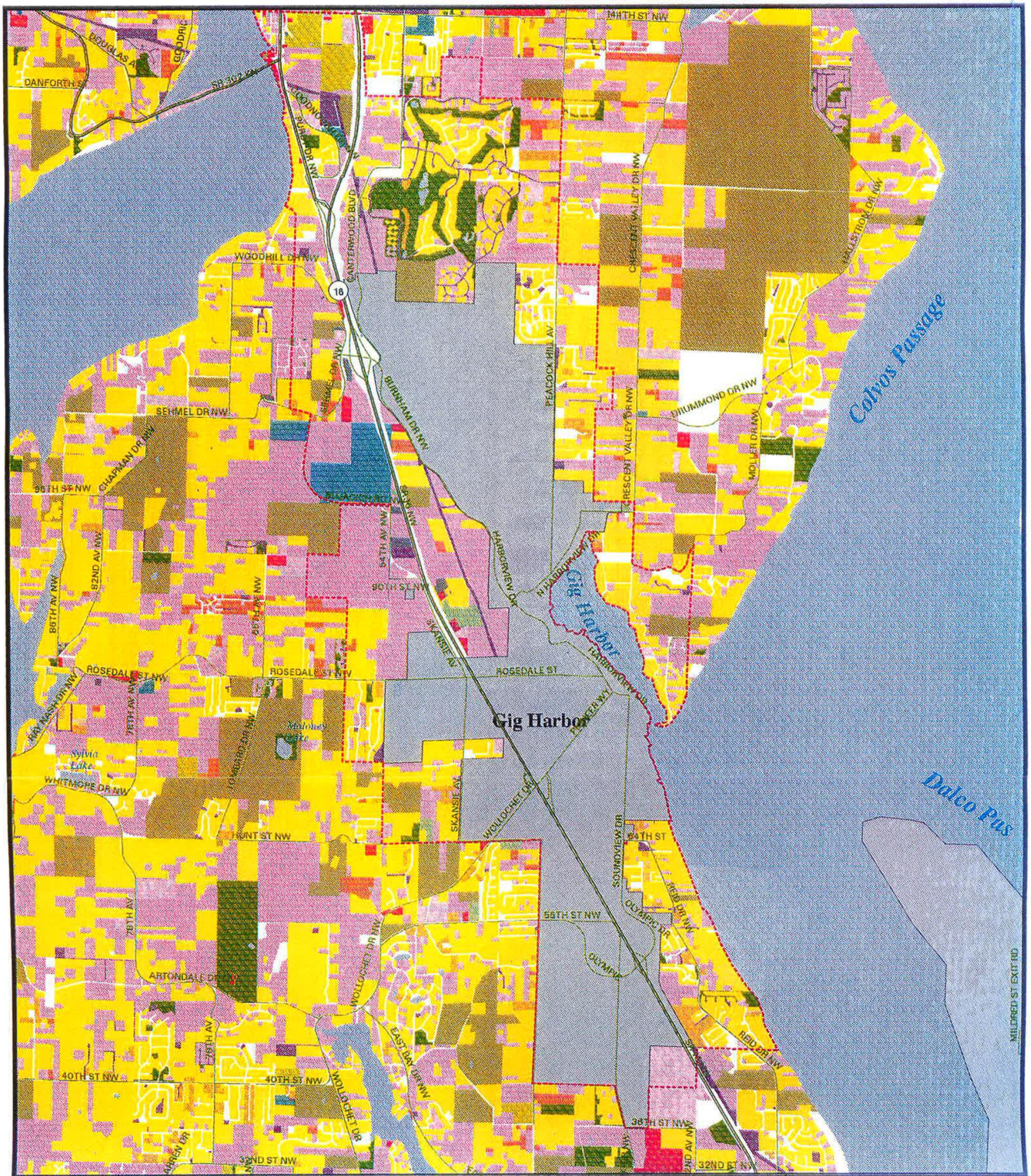
Gig Harbor Community Plan



Adopted June 11, 2002 - Ord #2002 - 21s
Effective Date: September 3, 2002



Department of Planning and Land Services
Plot Date: July 10, 2007



Historic Assessed Land Uses

- | | |
|---------------------------|--|
| Single Family Residential | Public Facilities |
| Multi-Family Residential | Industrial |
| Group Home/Other | Transportation/Communication/Utilities |
| Mobile Home | Open Space/Recreation |
| Commercial/Service | Resource Lands |
| Education | Vacant |
| Quasi-Public Facilities | Other |

Source: Pierce County Assessor/Treasurer Land Use Code Information.

----- Gig Harbor's Adopted Urban Growth Boundary

Pierce County, Washington



Gig Harbor Community Plan Update



Dept. of Planning & Land Services
Plot Date: March 05, 2001

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 city's design goals and objectives. These goals and objectives promote preservation of the city's small town atmosphere, encourage architecture that is consistent with the 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.

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.

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

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 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 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

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.

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.

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

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

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 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 State Route 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 DESIGN

- GOAL GH D-1** A variety of design techniques and styles are encouraged, reflecting the wide diversity among Peninsula residents, provided each maintains a degree of compatibility and reflects the character of the Peninsula.
- GH D-1.1** Where significant distant views occur, encourage development to recognize and incorporate these views into project design. Significant distant views include views of Gig Harbor Bay, Mount Rainier, the Olympic Mountains, and Puget Sound. Developments should minimize obstruction of views from nearby properties through appropriate landscape design, building placement, height, and setbacks.

GH D-1.2 Important natural features, significant stands of trees, and critical areas shall be preserved and incorporated into the site design.

GOAL GH D-2 Urban development standards shall be provided for all new urban developments. These standards will include sidewalks, street trees, street lighting, and parks. In non-residential developments, parks can include pedestrian plazas or pocket parks. Sidewalks, street trees, and street lighting shall be provided within developments and abutting frontage roads.

GH D-2.1 Site excavation should be minimized. Native vegetative cover should be planted on slopes of all cuts and fills in conformance with safety, erosion, and visual aesthetics standards.

GH D-2.2 Landscaped areas at the north side of the Purdy spit bridge and those areas within public rights-of-way at freeway interchanges should be planted and maintained to promote visually pleasing entrances to the community.

GH D-2.3 Pierce County and the City of Gig Harbor should enhance landscaping within freeway rights-of-way in cooperative planting efforts undertaken with the Washington State Department of Transportation.

GH D-2.4 Provide opportunity for porches and decks within front yard setbacks.

GH D-2.5 Encourage rear yard alley access for garages. Permit single-family detached dwelling units to encroach into front yard setbacks the same distance the garage entrance is recessed behind the front yard setback line.

GH D-2.6 Encourage underground stormwater retention systems by providing development incentives.

GH D-2.7 Discourage residential design that accentuates carports and garages.

GH D-2.8 Encourage two-family developments that provide alley access to the vehicle enclosure.

GH D-2.9 Require sidewalks along the development's frontage road.

GH D-2.9.1 Provide paved pedestrian walkways that connect all buildings and entries of buildings within a site.

GH D-2.9.2 Provide a paved pedestrian walkway from the public sidewalk(s) to the main entry of developments; where a development fronts two streets, access shall be provided from both streets.

GH D-2.9.3 Encourage that bicycle access and bicycle parking for customers and employees be integrated into site design on those sites that will have civic, commercial, and industrial uses amenable to nonmotorized transportation facilities.

GOAL GH D-3 Non-residential buildings shall incorporate architectural design features reflective of residential building characteristics when abutting single- and two-family neighborhoods. Projects that include design standards that achieve complete compliance with adopted design standards and that provide compatibility with adjacent residential neighborhoods may be eligible for a reduction in the width of any required vegetative screen. A poor design will result in the maximum screen width.

GH D-3.1 Street-facing building facades shall be articulated and ornamented through a variety of measures including window and entrance treatments, overhangs and projections, and innovative use of standard building materials to increase visual interest.

GH D-3.2 Street facing building facades shall be modulated through a variety of measures including varied roof forms and setbacks to visually break up the appearance of large buildings.

GH D-3.3 Provide pedestrian-friendly facades on the ground floor of all buildings that face public streets and entry facades that face parking areas.

GH D-3.4 Provide special features on large blank walls that are visible from pedestrian walkways and parking areas.

GH D-3.5 Locate and/or screen roof-mounted mechanical equipment to minimize visibility from public streets, building approaches, and adjacent properties.

GOAL GH D-4 Assure appropriate and attractive signage that enhances the natural scenic character of the Peninsula.

GH D-4.1 Signs shall be of materials and design that blend with the natural scenic atmosphere of the Peninsula.

GH D-4.2 Prohibit flashing signs, revolving signs, brightly-lit signs, or any other signs that detract from or interfere with vision and safety.

GH D-4.3 New signs other than those that provide official transportation information or directions or for safety purposes shall not be directed toward SR 16.

GH D-4.4 Promote a gradual reduction in the number and size of nonconforming signs. Any business with a nonconforming sign or signs shall be required to remove or modify the sign(s) so compliance with the sign code is achieved prior to the issuance of any building permit for the expansion, modification, remodel of the building, or change in the use of the business.

GOAL GH D-5 Provide incentives to encourage developers to use innovative methods to provide a high quality of design and landscaping.

GH D-5.1 Provide incentives for developments on contiguous pieces of property which are planned together, but not necessarily developed within the same time period.

GH D-5.1.1 Increased density or intensity of use is allowed in return for superior design, increased open space, or natural landscaping amenities.

GH D-5.2 Where possible, implement landscape plans at entrances to the community.

URBAN CHARACTER

- GOAL GH D-6** Natural vegetation provides visual relief that softens the appearance of urban development while providing a variety of benefits, including critical area buffering, aquifer recharge, recreational use, and urban wildlife habitat. Preservation of the open space and forested characteristics that have historically been part of the Gig Harbor Peninsula environment is a priority.
- GOAL GH D-7** Retain 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.
- GOAL GH D-8** Maintain an acceptable ratio between natural vegetation or landscaped vegetative cover and impervious surfaces. Property improved with buildings, parking areas, and other impervious cover shall include areas of natural and/or landscaped vegetative cover to protect the aesthetic qualities of the Peninsula, to protect aquifers and aquifer recharge areas, provide urban wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other critical areas.
- GH D-8.1** Require natural or planted vegetative aesthetic breaks as an integral part of areas with expansive impervious cover.
- GH D-8.2** Open space requirements vary with the density or intensity of use with open space standards ranging from 15% to 50% of the site.
- GH D-8.3** Lack of permanently designated usable open space shall require a reduction in the intensity of the development by a reduction in the density of dwelling units or the amount of impervious surfaces.
- GOAL GH D-9** Establish a visual corridor along SR 16 which reflects the natural beauty and forested characteristics of the Peninsula.
- GH D-9.1** Establish vegetative screening for aesthetics, noise abatement, screening of lighting, air quality, and for safety purposes between urban development and the highway.

- GH D-9.2** The depth of screening buffers shall be determined by evaluating the quality and quantity of natural vegetation that is available on the site together with intensity of the commercial or industrial use; i.e., the less the use is compatible with the natural characteristics of the Peninsula, the more natural screening required.
- GH D-9.3** Completely screen uses that are incompatible with the natural characteristics of the Gig Harbor Peninsula from the highway and other public vantage points, whereas uses which blend well with the surrounding countryside and/or demonstrate desirable design, including quality site planning, pleasing architecture, extensive landscaping, etc., may be allowed limited visibility through a site plan review process.
- GH D-9.4** Require noise abatement buffers of such vegetative materials, thickness, and width to effectively minimize noise impacts on properties adjacent to the highways.
- GH D-9.5** Require vegetative screens of such configuration to protect highway traffic from extraneous light sources and adjacent properties from the lights of highway traffic.
- GH D-9.6** Utilize SR 16 buffers and vegetated screens for trail purposes.
- GH D-9.7** Implement standards which require a variety of natural vegetation screen depths based on the zoning and potential uses that abut the highway in various locations.
- GH D-9.8** Apply screening criteria to all visible aspects of the use, including parking lots, signs, garages, fuel tanks, etc.
- GOAL GH D-10** Require vegetative screens between new urban development and adjacent uses.
- GH D-10.1** The required screening width should vary with the use, density, and intensity of the proposal and should range from 20 to 70 feet. The increase in screen width is based on the increase in impacts or the degree of incompatibility between uses.
- GH D-10.2** Require vegetative buffers of at least 35 feet between residential uses and more intensive non-residential uses. The vegetative buffer must be of sufficient width and density to ensure that light and noise impacts associated with the non-residential use do not adversely affect adjacent residential development. Where a 35-foot buffer is not sufficient to accomplish this purpose, the buffer width may be required to be increased, additional vegetation may be required to be installed in the buffer, and/or additional mitigating measures such as fencing or increased setbacks may also be required.
- GH D-10.3** Buffer screening is provided for mobile/manufactured home parks and subdivisions, when such parks are allowed by zoning.
- GH D-10.4** Locate no structure within the Employment Center designation closer than 25 feet to a required screening buffer that is adjacent to a residential zone or residential use.
- GH D-10.5** Commercial, civic, industrial, and similar uses shall not be permitted within 50 feet of any street or property line adjacent to a residential zone or residential use.

- GH D-10.6** In some instances, fencing, walls, increased setbacks, or other open space dedications may partially substitute for the required screening.
- GH D-10.7** Screening performance is judged as it will exist 5 years after the development is completed.
- GH D-10.8** Once established, the property owner shall preserve a buffer in perpetuity. If any natural or man-made event damages or destroys the buffer so a complete visual screen is no longer occurring, the property owner shall restore the buffer. Any plantings necessary to re-establish the buffer shall be installed during the first planting season following the damage. The goal of the restoration shall be to reestablish the buffer within 5 years.

RURAL DESIGN

- GOAL GH D-11** Ensure a high quality visual environment in the rural area through design guidelines, regulatory standards, and volunteer efforts. Comprehensive site planning, retention of native vegetation, and open space dedications are goals for all rural developments. The use of incentives to retain the rural character in the rural area of the Gig Harbor Peninsula is a significant component of this section.
- GH D-11.1** Rural Neighborhood Centers (RNCs) shall retain the characteristics that have historically been associated with these centers.
- GH D-11.2** Utilize a rural or rustic architectural theme in new building construction or the external alteration of existing structures.
 - GH D-11.2.1** Prohibit standardized corporate or franchised style in the design of new buildings.
- GH D-11.3** Encourage site characteristics that enhance these historical commercial centers.
 - GH D-11.3.1** Provide visually unobtrusive parking lots and circulation corridors around new businesses.
- GH D-11.4** Limit new signs in RNCs to the rural sign standards that are permitted in the adjacent rural designation.
- GH D-11.5** Establish impervious surface limitations within the rural residential area as follows:
 - GH D-11.5.1** Within subdivisions approved under the requirements established by Gig Harbor Development Regulations (adopted June 30, 1975 to July 1, 1995), the impervious surface limitation established by the approval shall control.
 - GH D-11.5.2** Within shoreline areas regulated pursuant to the Pierce County Shoreline Master Program and Shoreline Management Use Regulations, the impervious surface limitations established by that regulation shall control.

- GH D-11.5.3** Limit all other lots of record to a maximum impervious coverage of 25%. New construction shall not exceed these limitations. The amount of impervious surfaces on existing lots which currently exceed these limitations shall not be increased.

- GH D-11.6** At a minimum, all new structures shall be set back at least 50 feet from all exterior property lines. Existing lots of record which are less than 150 feet in width and/or depth may reduce the required setback 1 foot for each foot the lot is less than 150 feet in width and/or depth, provided a setback of at least 25 feet shall be maintained. Require any reduction in setback below 25 feet to obtain a variance pursuant to the standards established by the Pierce County Development Regulations - Zoning.

- GH D-11.7** Prioritize preservation of native vegetation (Douglas fir trees, Pacific madrone trees, etc.) on each site that is developed in the Rural Sensitive Resource (RSR) designation.

- GH D-11.7.1** To create corridors, locate open space on each site plan so that it provides connectivity and is contiguous to open space on adjacent properties.

- GH D-11.7.2** To preserve the function and value of the open space corridors, retain 25% to 75% in a natural, undisturbed condition with the exception that supplemental plantings of native, non-invasive species may be added to improve habitat quality. This policy shall not apply to natural resource uses such as commercial farming and forestry operations.

- GH D-11.8** Development in the RSR designation shall utilize low impact development standards.

- GH D-11.8.1** The greater the intensity of the development in terms of the noise, traffic, odor, light, and other factors that could impact the open space corridor, the greater the percentage of land that must be set aside to ensure the function of the corridor. In some cases, this could result in open space on up to 75% of the site.

- GH D-11.8.2** Design and place individual dwelling units and accessory dwelling units to avoid impacting the open space tract.

- GH D-11.8.3** Limit and locate lawn areas, driveways, and roads to result in the least disruption to the open space tract.

- GH D-11.8.4** Locate buildings and other structures such as fencing to protect the open space corridor. Place individual structures where damage to the integrity of the open space tract and overall open space system is unlikely.

- GH D-11.8.5** Consider implementing other low impact development tools include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot where feasible rather than one facility at the end of a conveyance system.

GH D-11.8.6 Develop standards for implementation that prescribe an acceptable ratio between impervious surfaces and open space, based on the various low impact development techniques and best management practices proposed on a site plan.

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 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.

GOAL GH D-13 Establish vegetative screening for aesthetics, noise abatement, screening of light sources, and air quality between rural development and SR 16.

GH D-13.1 Determine the depth of screening buffers by evaluating the quality and quantity of natural vegetation that is available on the site, together with intensity of the proposed use. In no case shall the screening buffer be less than 50 feet wide.

GH D-13.2 Plant areas proposed for SR 16 buffering that are devoid or deficient in vegetation with appropriate quality and quantity of plantings to produce a complete visual corridor within 5 years of project approval.

GOAL GH D-14 Require vegetative screens between new rural development and adjacent uses.

GH D-14.1 The required screening varies with the use and density or intensity of the proposed use and shall range from 25 to 70 feet in width on the property that has been proposed for development. The increase in screen width is based on the increase in impacts or incompatibility between uses.

GH D-14.2 In some instances, fencing, walls, increased setbacks, or other open space dedications may partially substitute for the required screening in projects subject to a site plan review.

GH D-14.3 Once established, the property owner shall preserve a buffer in perpetuity. If any natural or man-made event damages or destroys the buffer such that a complete visual screen is no longer occurring, the property owner shall be responsible to restore the buffer. Install any plantings necessary to re-establish the buffer during the first planting season following the damage. The goal of the restoration shall be to reestablish the buffer within 5 years.

GH D-14.4 Prohibit off-site advertising signs and billboards in the rural area.

GH D-14.5 Permit signs throughout the rural area that increase public awareness of local farms, forests, and other habitat areas. These signs could explain the date a forest was planted, the type of crops being raised, or that a best management plan is being utilized. These signs shall not exceed 2 square feet and shall consist of a single distinct design and color.

GH D-14.6 Require property owners to provide signs on all sites that are conducting Class 4 Forest Practices or conversion option harvest plans at least 30 days prior to harvest operations, except where notice has been provided through any other public process. Encourage the Department of Natural Resources to require posting of sites that conduct Class 2 and Class 3 Forest Practice activities. These signs are intended to increase public awareness about forest practices and ensure that loggers are aware of any cutting restrictions.

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.

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.

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)

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 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.

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.

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 Sylvania, which also feeds the creek's most significant tributary, Lake Sylvania 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.

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.

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.

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.

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.

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.

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

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. 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 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

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

Pollutants 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), public education, voluntary stewardship, and resource conservation. These changes should be implemented to increase the quality of water within the plan area.

WETLANDS

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

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

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 E-4: Open Space Corridors.

ENVIRONMENT POLICIES

GOALS

The various natural systems, critical areas, and resource lands on the Gig Harbor Peninsula provide residents the opportunity to live, work, and play in a healthy environment. The function and value of these features which contribute to the scenic beauty and livability of the area should be maintained, protected, and enhanced for the enjoyment and use of present and future generations. Protect and conserve all elements of the natural environment on the Gig Harbor Peninsula, including fish and wildlife habitat, native vegetation, aquifer recharge areas, lakes, streams, wetlands, steep slopes, and marine shorelines by carefully controlling growth and limiting development in sensitive ecosystems.

SHORELINES

- GOAL GH ENV-1** Marine and freshwater shorelines have historically contributed to the economic, recreational, and cultural identity of the Gig Harbor Peninsula. Because of the high quality of life that is offered by living and working near the water, these shoreline areas have received some of the greatest development pressures within the community plan area. It is important that the natural features and critical functions of the marine and freshwater shoreline areas be preserved and protected for present and future generations. The natural character and ecology of the shoreline environment should be preserved. Land use policy should promote long-term values and goals above short-term interests.
- GH ENV-1.1** Ensure that the Shoreline Master Program (SMP) accurately identifies and classifies all marine shorelines and freshwater lakes and streams in the Gig Harbor Peninsula plan area based on shoreline processes, natural features, and habitat value.

- GH ENV-1.2** 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. The survey should also include public access points, marinas, stormwater discharge points, and potential septic system failures. Valuable habitat areas, such as eelgrass beds and baitfish spawning areas, should also be included. The shoreline inventory should be integrated into the County Geographic Information System (GIS).
- GH ENV-1.3** Revise the SMP to reflect 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.
 - GH ENV-1.3.1** Sites with environmental constraints, recreational land, and properties for which a land trust has an interest through ownership, easement, or other binding agreement should be designated as Conservancy.
 - GH ENV-1.3.2** Unique features such as sand spits, estuaries, and marine feeder bluffs should receive a Natural designation.
- GOAL GH ENV-2** Development standards along shorelines should ensure the preservation of native vegetation and wildlife habitat and protect water quality and natural shoreline processes.
 - GH ENV-2.1** Consider implementing low impact development tools. These include reducing the amount of impervious surfaces on each site, minimizing soil disturbance and erosion, disconnecting constructed drainage courses, and utilizing micro-detention facilities on each lot, (provided such facilities would not contribute to landslide hazards or slope failures) where feasible, rather than one facility at the end of a conveyance system.
 - GH ENV-2.2** Require a tree canopy and native vegetation buffer plan for new development in all shoreline environments.
 - GH ENV-2.2.1** Discourage lawn areas that extend to the edge of slopes, bluffs, or beaches. Encourage retention of native vegetation immediately adjacent to the waterbody in any required setback.
 - GH ENV-2.2.2** Require protection for trees, including snags, located along the shoreline.
 - GH ENV-2.3** Allow new bulkheads and other hard armoring structures along shorelines only when it is demonstrated that beach nourishment or other bioengineering soft armoring techniques would likely be ineffective.
 - GH ENV-2.3.1** Authorize new and replacement bulkheads only when accessory to an existing residential dwelling that is in imminent danger of damage caused by beach erosion and only after alternative techniques are determined to be unsuitable.

- GH ENV-2.3.2** Authorize new and replacement bulkheads for other non-water-dependent uses only when an existing structure is in imminent danger of damage caused by beach erosion, and alternative techniques have been ruled out.
- GH ENV-2.3.3** Construct non-water-dependent structures (including single-family residences) along the shoreline at a sufficient distance from the shoreline to ensure that bulkheads are not necessary for the lifetime of the structure.
- GH ENV-2.3.4** Prohibit new bulkheads on vacant parcels and below feeder bluffs.
- GH ENV-2.3.5** Establish a tracking system for bulkheads and other shoreline armoring projects that would allow the continued tracking of these structures while facilitating a more consistent review process.
- GH ENV-2.4** Permit piers and docks in the High Intensity, Residential, and Conservancy shoreline environments. Piers and docks should generally be prohibited in the Natural shoreline environment.
 - GH ENV-2.4.1** Encourage environmentally friendly dock design (e.g., grated dock surfaces that allow light to pass through instead of traditional dock construction methods).
 - GH ENV-2.4.2** Require the joint use of piers and docks whenever possible.
- GH ENV-2.5** Base allowable uses along the shoreline on the Comprehensive Plan land use designation and SMP and permit them on a case by case basis.
 - GH ENV-2.5.1** Analyze the cumulative impacts of shoreline development when evaluating an individual project.
 - GH ENV-2.5.2** The Hearing Examiner may approve a specific land use through a site plan review process based on the unique characteristics of each site.
 - GH ENV-2.5.3** Permit outright or administratively detached single-family residential homes and associated accessory structures when located outside of the defined shoreline setback.
 - GH ENV-2.5.4** Generally prohibit new construction or any expansion of an existing structure over the water (e.g., boathouses shall be located landward of the ordinary high water mark).
- GH ENV-2.6** Base residential densities on a particular site on the densities described in the Development Regulations in the Pierce County Code.
- GH ENV-2.7** Strictly control requests to obtain variances from development standards along the shoreline. Grant variances only in extraordinary circumstances relating to the physical character or configuration of the building lot.
- GH ENV-2.8** Prioritize vegetation and tree preservation in shoreline locations that are identified on the Open Space Corridors Map.
 - GH ENV-2.8.1** Encourage retention of native vegetation and trees immediately adjacent to the waterbody in any required setback.

- GOAL GH ENV-3** Promote education, awareness, and outreach programs that emphasize best management practices (BMPs) and environmental stewardship for waterfront property owners.
- GH ENV-3.1** Discourage the use of fertilizers and pesticides on lawns in shoreline areas. Offer educational information to residents on environmentally friendly, non-chemical alternatives.
 - GH ENV-3.2** To discourage erosion, encourage limbing or pruning trees for view enhancement instead of removing an entire tree. Remove tree stumps on a case by case basis.
 - GH ENV-3.3** Increase awareness and enforcement of SMP rules to prevent the loss of wildlife habitat.
 - GH ENV-3.4** To help control surface water runoff, discourage vegetation removal during construction and site development activity.
 - GH ENV-3.5** Encourage homeowners to reduce the amount of water entering the ground or running across the surface at high or medium bank locations. Screen drainage pipes from view along marine bluffs whenever possible.
 - GH ENV-3.6** Provide a list of bulkhead design options that encourage alternatives to traditional concrete, rock, or timber bulkheads. Examples include beach nourishment and soft armoring techniques such as adding drift logs and bioengineering measures that include proper groundwater and vegetation management.
- GOAL GH ENV-4** Encourage shoreline restoration activities that increase the function and value of the nearshore environment.
- GH ENV-4.1** Require a habitat restoration plan for shorelines on those sites that have existing shoreline violations prior to any permit approval.
 - GH ENV-4.2** Encourage the removal of bulkheads and other hard armoring along marine waters where it would improve fish habitat.
 - GH ENV-4.3** Promote the voluntary retention and replanting of native vegetation along lakes, streams, and marine waters.
- GOAL GH ENV-5** Promote coordination between Pierce County and other agencies, such as the City of Gig Harbor, Army Corps of Engineers, and state agencies such as the Departments of Ecology, Fish and Wildlife, and Natural Resources, that have an interest in shoreline issues.
- GH ENV-5.1** Coordinate with other agencies in the development of an inventory of shoreline conditions within the plan area.
 - GH ENV-5.2** Provide additional County resources to monitor the health of the nearshore environment and to enforce shoreline violations.
 - GH ENV-5.3** Consider monitoring shoreline areas for environmental degradation and SMP violations.

- GOAL GH ENV-6** Increase recreational opportunities at existing shoreline access points and promote additional public access to shoreline locations.
- GH ENV-6.1** Encourage acquisition of shoreline access points that provide opportunities for boat launches, public docks or piers, beach walking, wildlife viewing, and other shoreline-dependent uses. Protect public rights to access beaches, shorelands, tidelands, and associated waterbodies.
 - GH ENV-6.2** 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.
 - GH ENV-6.3** Actively pursue public access to marine and fresh waters to provide non-waterfront neighborhoods and the general public permanent access to those waters.
 - GH ENV-6.4** Promote development of public and private pedestrian access to shorelands and tidelands. Property owners that provide public access to marine waters may be eligible for a property tax reduction.
 - GH ENV-6.5** Access and use of public beaches and state-owned tidelands in front of private waterfront properties is permitted and encouraged. Maintain mitigation of impacts (e.g., trash receptacles, buffering) to adjacent property owners at shoreline access points.
 - GH ENV-6.6** Include public easements dedicating access to designated public waterfront areas as part of private upland development projects prior to site development of the private development.
 - GH ENV-6.7** Encourage signs that provide the general public with directions to the various public shoreline access locations in the plan area.

SURFACE WATER

- GOAL GH ENV-7** Apply low impact development (LID) standards on properties designated as Rural Sensitive Resource or with the Urban Sensitive Resource Overlay, critical areas, designated open space areas, and proposed new developments on County-owned properties.
- GH ENV-7.1** Require property owners to conduct a geotechnical evaluation of properties that contain landslide and erosion hazard areas prior to clearing or site development. This geotechnical report shall recommend stormwater runoff options prior to construction of a stormwater system.
 - GH ENV-7.2** Require a conceptual stormwater drainage plan for any of the following projects when subject to review by the Peninsula Advisory Commission (PAC):
 - GH ENV-7.2.1** All development projects, except for an individual single-family residence, on sites that are 3 acres in size or greater;

- GH ENV-7.2.2** Commercial, civic, or industrial development in the Rural Sensitive Resource and Urban Sensitive Resource Overlay designations;
- GH ENV-7.2.3** Residential subdivisions in the Rural Sensitive Resource and Urban Sensitive Resource Overlay designations;
- GH ENV-7.2.4** Residential developments at a density of 4 dwelling units per acre or greater;
- GH ENV-7.2.5** Any residential subdivision of land into 20 or more lots;
- GH ENV-7.2.6** Buildings that exceed 8,000 square feet; and
- GH ENV-7.2.7** Projects that create 50% or more impervious surfaces on a site.
- GH ENV-7.3** Submit the conceptual stormwater drainage plan prior to the PAC hearing. A conceptual stormwater plan shall contain the following information to determine if the proposal is likely to meet the stormwater development standards:
 - GH ENV-7.3.1** An analysis of how runoff will functionally relate to the finished project;
 - GH ENV-7.3.2** An evaluation of the soils on the project site;
 - GH ENV-7.3.3** A discussion of the proposed type of stormwater control facility; and
 - GH ENV-7.3.4** An analysis of existing drainage patterns and existing drainage problems in the vicinity and downstream of the project site.
- GH ENV-7.4** Regulate the filling or modification of surface waters and natural stormwater retention areas.
 - GH ENV-7.4.1** Prohibit filling or modifications that decrease or detrimentally affect the existing water levels and water storage capacity within perennial and intermittent streams, ponds, or wetlands.
 - GH ENV-7.4.2** Address the cumulative impacts of the decrease in natural water retention areas by the filling of potholes located on or contiguous with several separate parcels. Provide an analysis which identifies how this water will be retained elsewhere on site. Notify affected adjacent property owners.

GROUNDWATER

- GOAL GH ENV-8** The Gig Harbor Peninsula is completely dependent on local groundwater for supply. Groundwater quality and supply are generally good throughout the Peninsula; however, the area is susceptible to saltwater intrusion and several locations have shown evidence of some saltwater contamination. Evaluate water availability, water needs, and water conservation measures in each land use decision process.
- GH ENV-8.1** Institute minimum natural vegetation retention requirements that provide areas for infiltration of surface water and groundwater recharge to occur. Such requirements should be complimentary to vegetation retention requirements for other objectives of the Natural Environment and Open Space Element.

- GH ENV-8.2** Encourage a reduction in the amount of irrigation that occurs on grass or landscape vegetation that has been installed over soils that have been scraped of the organic layer.
- GH ENV-8.3** Encourage drip irrigation systems and promote water conservation methods for lawn watering (e.g., even-numbered houses would water on even-numbered days, promote conservation pricing measures, etc.).
- GH ENV-8.4** Discourage extensive, irrigated landscape areas in new developments.
- GH ENV-8.5** Pierce County should work with the Tacoma-Pierce County Health Department to install signage around the perimeter of wellhead protection areas and the most sensitive aquifer recharge areas.
- GH ENV-8.6** Identify and protect aquifer recharge areas throughout the Peninsula through the Kitsap Basin (Water Research Inventory Area #15) planning effort.
 - GH ENV-8.6.1** Assess streams and develop habitat improvement projects.
 - GH ENV-8.6.2** Identify potential restoration areas through the Gig Harbor Peninsula Basin planning effort.
 - GH ENV-8.6.3** Work with existing volunteer groups, such as the Pierce County Conservation District Stream Team, to provide restoration actions on identified sites.
 - GH ENV-8.6.4** Provide 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.
 - GH ENV-8.6.5** Establish shellfish protection districts in areas that are affected by a shellfish downgrade to indicate a commitment to restore shellfish harvesting within the area.
- GH ENV-8.7** Require that new marinas and remodels of existing marina facilities be outfitted with appropriate waste disposal facilities such as fixed or floating pumpout or dump stations. Require that public boat ramp facilities be equipped with dump stations for boaters' portable toilets.
 - GH ENV-8.7.1** Require portable toilets or permanent restroom facilities and refuse containers to be located at all public boat launch locations.

WETLANDS

- GOAL GH ENV-9** Require the evaluation and mitigation of the potential impacts of stormwater runoff on wetland hydroperiods when it is determined that a development project will contribute runoff to the wetland.
- GH ENV-9.1** Encourage restoration of wetlands that have been degraded as a result of previous development actions within the plan area.

- GH ENV-9.1.1** Pursue grants and other funding sources that could be used to restore important wetland systems that were degraded.
- GH ENV-9.1.2** Promote programs that involve volunteer efforts to clean up and repair the function and value of damaged wetlands.
- GH ENV-9.2** Promote and encourage direct acquisition or conservation easements at important wetland areas within the plan area, such as Winchester Swamp.

FISH AND WILDLIFE

- GOAL GH ENV-10** Preserve the existing fish and wildlife species contained within the plan area and the natural habitats that support these species. Provide additional education to other agencies and to the general public on the existing fish and wildlife species located within the plan area and on best management practices (BMPs) for retaining these species. Facilitate fish passage in the creeks and streams located within the plan area.
- GH ENV-10.1** Implement the Rural Sensitive Resource and Urban Sensitive Resource Overlay designations within Biodiversity Management Areas (BMA) and wildlife corridors.
- GH ENV-10.2** Include BMAs and wildlife corridors as habitats of local importance in the Fish and Wildlife chapter of the Critical Areas Regulations.
 - GH ENV-10.2.1** Establish buffers that are sized according to the best available science. Buffers should be located around important features, such as heron rookeries.
 - GH ENV-10.2.2** Restrict construction activities (e.g., loud noises) that could disturb birds during nesting periods.
- GH ENV-10.3** Require that the location of all designated riparian area buffers be clearly and permanently marked as a native growth protection area with appropriate signage on any project site prior to initiation of site work.
- GH ENV-10.4** Require that all designated riparian area buffers be reserved as open space and identified as native growth protection areas on the face of the plat and as a deed restriction on the property. Native growth protection easements for buffers should be established and recorded as part of the approval process.
 - GH ENV-10.4.1** Require a predevelopment habitat inventory for the project site (including riparian and terrestrial habitat). The habitat inventory will provide information regarding the types of species that could be expected to live within a given environment.
- GH ENV-10.5** Require a permit for development of ponds for farm uses, fish propagation, and wildlife or waterfowl habitat that are contiguous to wetlands, lakes, ponds, or streams. Permit such uses only if the natural drainage pattern is not adversely altered.

GH ENV-10.5.1 Prohibit channeling, riprapping, diking, or other stream bank stabilization methods that detrimentally increase stream flow or adversely impact the stream’s existing characteristics in any other way.

OPEN SPACE

Identify a system of open space corridors within the Gig Harbor Peninsula Community Plan area that serves to refine the adopted Countywide Open Space Corridors Map. Foster preservation, restoration, and enhancement of these areas that are designated as open space. Identify implementation strategies to preserve the critical features and functions of these natural areas for future generations.

Continue to protect and preserve the ecological features of the riparian corridors and nearshore environment that help to provide a high quality of life for the citizens that live throughout the Gig Harbor Peninsula. Refine the Countywide Open Space Corridors Map to reflect the existing and desired system of open space within the community for future generations. Strive to create and enhance open space corridors along important fish and wildlife habitat locations that provide a healthy ecosystem and pleasing scenery. Identify and prioritize properties within the designated open space system for acquisition and access opportunities. Promote public and private acquisition, preservation, and restoration efforts within the designated open space areas through cooperative agreements and public education and outreach efforts. Permit limited development within designated open space areas through established density and intensity levels, appropriate uses, and low impact development techniques.

GOAL GH ENV-11 The Countywide Open Space Corridors Map identifies those areas that are the highest priority for open space preservation and enhancement. Refine the Countywide Open Space Corridors Map for the Gig Harbor Peninsula Community Plan area based on a detailed analysis of the high priority resource categories and existing development patterns on the Peninsula.

GH ENV-11.1 Identify other important areas in the community that may be located outside of the designated open space system for potential open space acquisition.

GH ENV-11.2 Consider acquiring a significant portion of the properties that are referred to as Crescent Ridge Trails for open space purposes.

GH ENV-11.3 In a rapidly developing area like the Gig Harbor Peninsula, it is important to acquire land for open space before sites become cost prohibitive.

GH ENV-11.4 Properties that are not identified on the adopted Open Space Corridors Map may be considered for public funding if the site contains high priority resources as listed in Pierce County Code, Chapter 2.114.

GOAL GH ENV-12 Encourage restoration activities that enhance the function and value of the fish and wildlife habitat ecosystems contained within the open space network.

GOAL GH ENV-13 Coordinate with the City of Gig Harbor, other agencies, and nonprofit organizations that have an interest in preserving or enhancing open space within the plan area.

GH ENV-13.1 Coordinate open space planning in the Urban Growth Area with the City of Gig Harbor.

GH ENV-13.2 Pierce County should work with the City of Gig Harbor to promote performance standards for new development within designated open space areas.

GH ENV-13.3 Carefully control development activities in the Urban Growth Area on sites that have been identified as open space in the Comprehensive Plan Open Space Corridors Map through implementation of an Urban Sensitive Resource Overlay.

GH ENV-13.4 Utilize the Gig Harbor Peninsula Community Plan open space policies when evaluating the potential environmental impacts of projects that are proposed within designated 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.

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)

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.

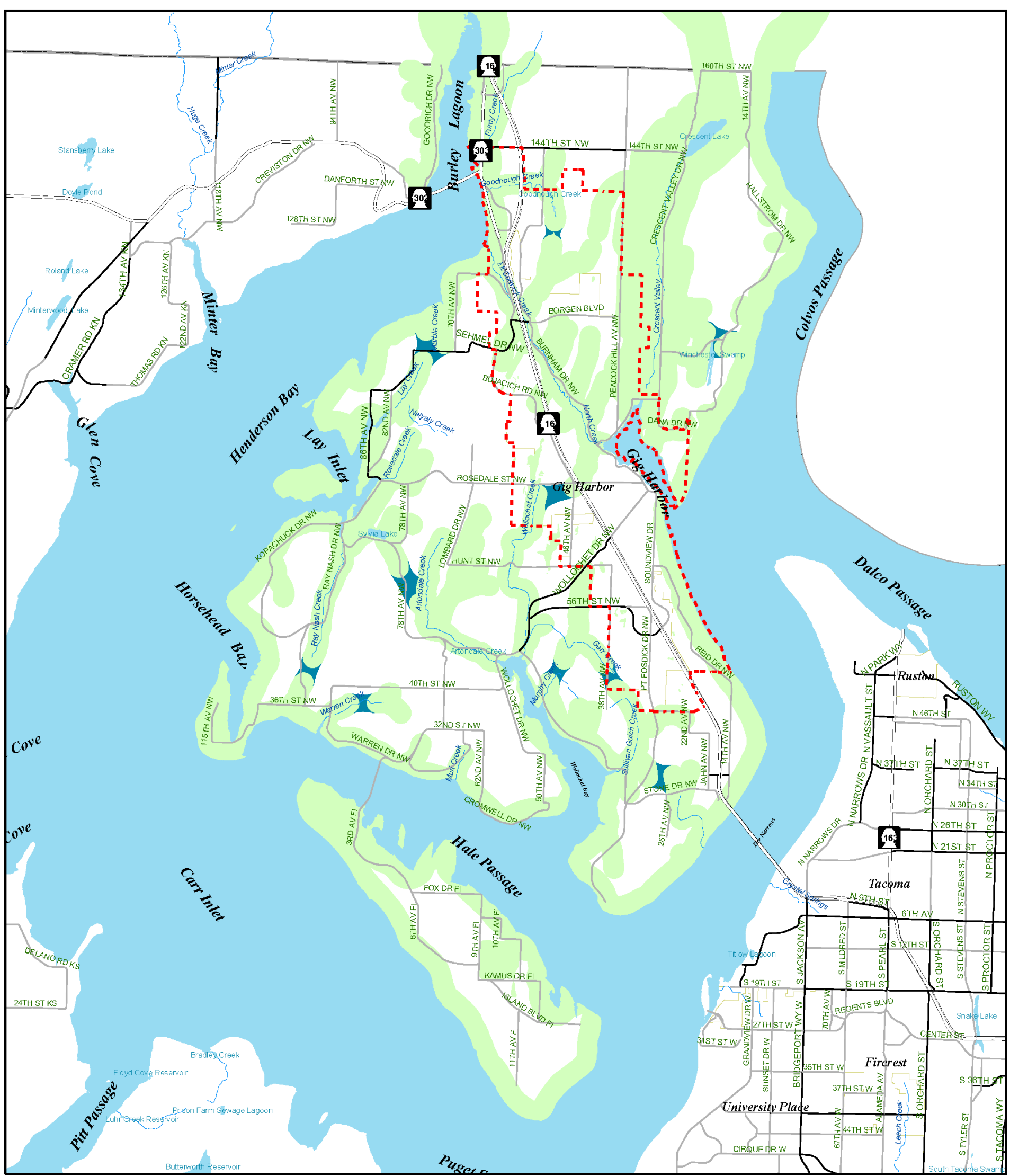
- Establish fish and wildlife habitat buffers that are sized according to the best available science.
 - Include BMAs and wildlife corridors as habitats of local importance in the Fish and Wildlife Chapter of the Critical Areas Regulations.
 - Conduct detailed inventory of wetland complexes located within 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.

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.



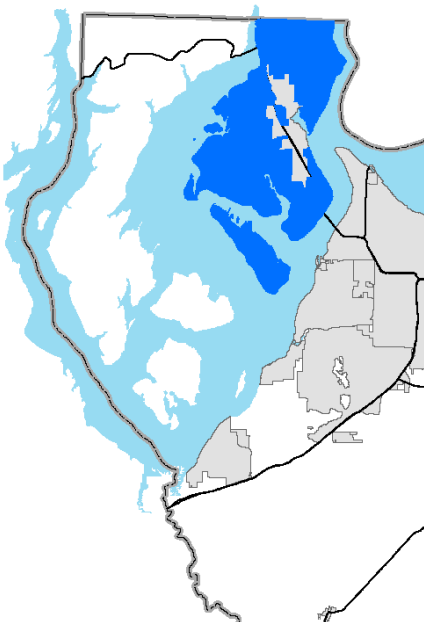
Open Space Corridors

- Open Space Corridor
- Open Space Connector

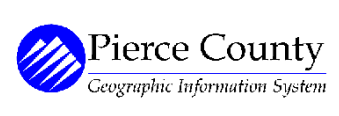
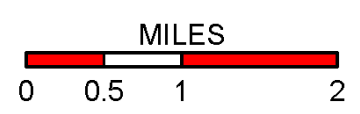
Open Space Corridors shown:
 Adopted October 5, 1999 - Ordinance #99-93S2
 Effective June 5, 2000

--- Gig Harbor's Urban Growth Area Boundary

Pierce County, Washington



Gig Harbor Community Plan



Department of Planning and Land Services
 Plot Date: July 10, 2007

Map Document:
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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 the economy has diversified away from resource-based industries to professional services and retail trade. 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 the next twenty years, the citizens would like to see less reliance on the Tacoma Narrows Bridge by providing more civic and commercial services on the Peninsula. Currently, the majority of services are available 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 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 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, 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. The relatively higher levels of education found in the Gig Harbor work force is reflected in the occupations of area residents. Table E-10 shows that, relative to the overall Pierce County work force, the Gig Harbor work force is heavily concentrated in 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: Occupations of Gig Harbor Work Force

Occupations	Percent of Total Employed Work Force		Relative Occupations
	Gig Harbor	Pierce County	
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
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, 1990

Conversely, there is a low percentage of skilled laborers 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 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.

Table E-11 shows employment concentrations in Gig Harbor compared to Washington State and Pierce County. The location quotients in Table E-11 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: Employment Types

Industry Sector	Employment	Percent of Employed	Location Quotient (State)	Location Quotient (County)	Average Annual Wage	Total Wages Paid
Agriculture, Forestry, Fishing	229	3.34	0.77	2.54	25,588	5,859,550
Construction	743	10.84	1.76	1.62	29,130	21,643,645
Manufacturing	162	2.36	0.13	0.17	21,911	3,549,507
Tran-Comm-Public Utilities	479	6.99	1.15	1.43	34,402	16,478,523
Wholesale Trade	302	4.40	0.63	0.66	38,622	11,663,728
Retail Trade	2,155	31.43	1.45	1.26	16,259	35,037,992
Finance, Ins., Real Estate	304	4.43	0.74	0.66	26,690	8,113,749
Services	2,483	36.21	1.16	1.05	17,974	44,629,242
Total	6857				21,434	146,975,936

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

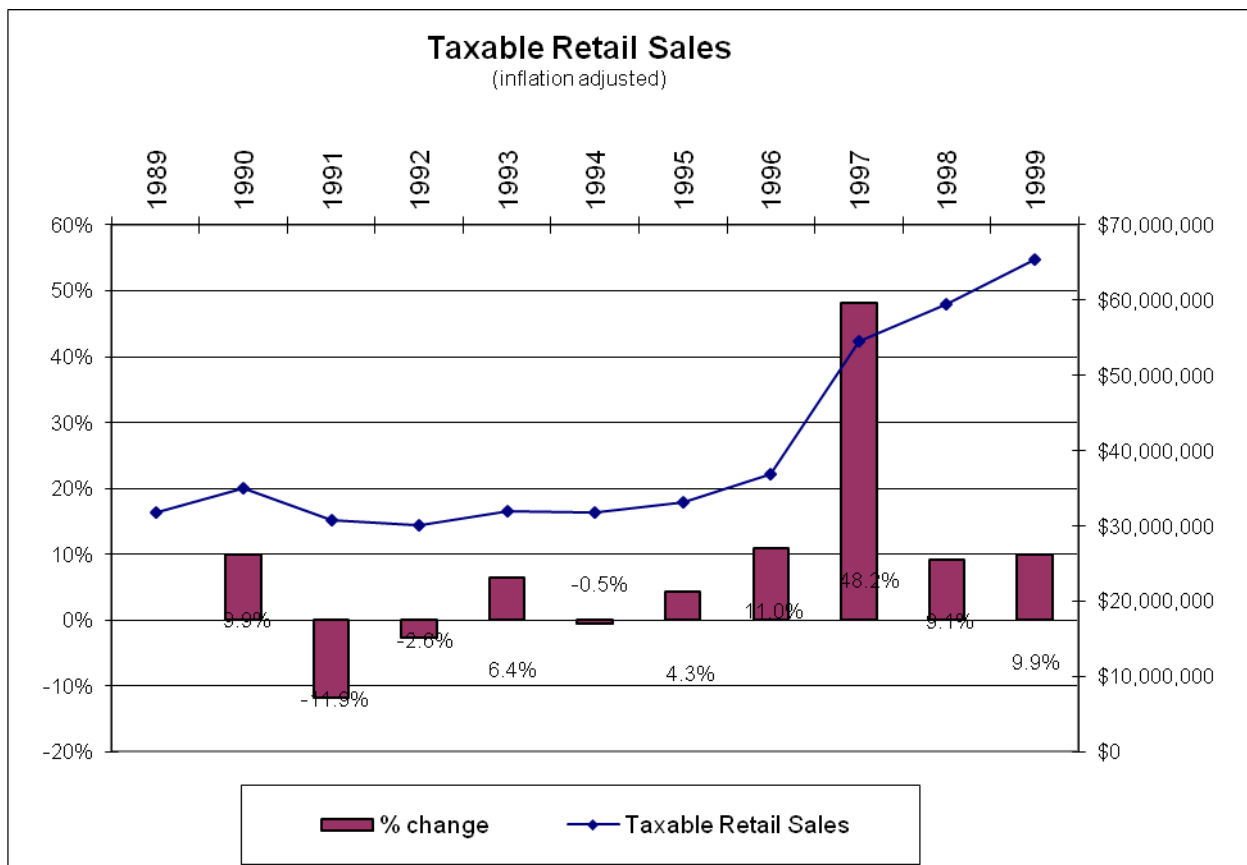
As indicated in the table, the industry with the lowest location quotient is manufacturing. This information is expected due to geographic constraints of the Peninsula, which result in additional shipping costs to transport goods to/from the Peninsula.

BUSINESS DATA

Statistics from the Washington State Employment Security Department for zip codes 98332 and 98335 show that 47% of firms in the Gig Harbor area have 1-4 employees and another 20% report no employees. Together, this 67% of firms represents approximately 13% 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% of the employment and 19% of the wages paid in the area. Firms that employ between 5-99 people make up 32% of all firms and provide 56% 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-12: 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 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 health care related facility. 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 city and County.

ECONOMIC DEVELOPMENT POLICIES

GOALS

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

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 city and County.

ECONOMIC DEVELOPMENT

- GOAL GH EC-1** Encourage the establishment and protection of the small entrepreneurs who provide the Peninsula with much of its character and diversity.
- GH EC-1.1** Provide basic commercial services which are scaled in size and number to the needs of Peninsula residents.

- GOAL GH EC-2** Encourage, when and where economically and ecologically feasible, the retention and development of locally-oriented marine industry, aquaculture, local agriculture, and local forest products management.
- GH EC-2.1** Recognize the importance of the natural resource industries of aquaculture, forestry, and marine resources.
 - GH EC-2.2** Encourage well-balanced and varied economic development which is clean, pollution free, and provides for employment opportunities.
- GOAL GH EC-3** Promote opportunities for office parks in the UGA that can provide employment opportunities without heavy impacts to the environment.
- GH EC-3.1** Work with the City of Gig Harbor, the Gig Harbor Chamber of Commerce, and the Economic Development Board for Tacoma-Pierce County to attract investment, internet, banking, telecommunications, and other similar businesses that primarily utilize office space and engage in professional occupations.
 - GH EC-3.2** Allow office buildings to exceed height restrictions when perimeter buffers are provided and significant environmental impacts are avoided.
 - GH EC-3.3** Encourage parking underneath office buildings through incentive-based regulations.
 - GH EC-3.4** Encourage development of new office space within the Urban Growth Area.
- GOAL GH EC-4** Encourage the growth and development of commercial and civic services that are responsive to the needs of the community and minimize the need to travel across the Tacoma Narrows Bridge.
- GH EC-4.1** Allow for shopping, service, and leisure-time opportunities that serve the community.
 - GH EC-4.2** Encourage the development of restaurants, clothing stores, auto-repair, and other services in response to growth demands.
 - GH EC-4.3** Support opportunities for development, expansion, or extension of higher education facilities in the community.
 - GH EC-4.4** Encourage the development of a hotel or conference center in the Purdy area to take advantage of the proximity to Henderson Bay.
- GOAL GH EC-5** Identify existing and future demand for services to support planned actions within the Community Employment Center.
- GH EC-5.1** Identify necessary infrastructure improvements through planned action(s).

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.

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)

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)

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.

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.

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.

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.

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-13 describes Regional Park sites located in the community plan area that are accessible for use. See also Map E-5: Existing Parks and Recreation.

Table E-13: 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-14 describes Pierce County regional parks and nature areas that are not fully developed.

Table E-14: 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-15 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-15: 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

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. BOD₅/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.

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.

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.

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-16.

Table E-16: Existing Solid Waste Facilities

Name	Capacity (tons x 1,000)	Location
<u>Collection-only Facility</u> Purdy Transfer Station	40.0	14515 - 54th Ave. NW (Gig Harbor Peninsula)
<u>Waste Reduction Facility</u> 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.

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.

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-17: Fire District No. 5 Facilities

Facility	Location	Purpose
Swede Hill	10222 Bujacich Road	Headquarters, Training
Swede Hill	10302 Bujacich Road	Primary Fire Station
Artondale	3828 62nd Ave.	Primary Fire Station
Gig Harbor	6711 Kimball Drive	Primary Fire Station

Facility	Location	Purpose
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.

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.

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-18: School Facilities

School	Capacity	Enrollment	Location
Elementary			
Artondale	561	448	6219 - 40 th Street NW
Discovery	456	396	4905 Rosedale Street NW
Evergreen*	204	271	1820 Key Peninsula Hwy KPS
Harbor Heights	485	530	4002 - 36 th Street NW
Minter Creek*	442	407	12617 - 118 th Avenue NW
Purdy	508	444	13815 - 62 nd Avenue NW
Vaughn*	480	472	17512 Hall Road KPN
Voyager	461	516	5615 Kopachuck Drive NW
Middle School			
Goodman	567	612	3701 - 38 th Avenue NW
Harbor Ridge	513	581	9010 Prentice Avenue
Key Peninsula*	459	543	5510 Key Peninsula Hwy KPN
Kopachuck	513	624	10414 - 56 th 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.

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

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 service should also be directed to 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 city may impose its standards for outside utility contracts for those properties that will connect to the city's public utility systems.

RURAL FACILITIES AND SERVICES

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

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 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 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 which are intended to improve traffic circulation and safety within the community. See the Transportation Project Recommendations Map (Map 12-28).

The Transportation Project Recommendations found in the map and the tables in The Transportation Element Appendix D 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

Pierce County should continue to function as the regional park provider on the Peninsula and work with the City of Gig Harbor 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 pedestrian 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 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 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

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, and other private organizations should strive to acquire property for parks, trails, and open space before the properties become cost-prohibitive for parks and recreation use. The potential acquisition sites that are identified are not listed in order of priority.

Also, see Map E-6: Park Acquisition Recommendations and Map E-7: Proposed Trail System.

Table E-19: Park Acquisition 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	Active recreation
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 Ave. - Pierce County Public Works	Primitive one-lane ramp. Acquire adjacent land for additional launching ramp, parking, and picnic area.

Site*	Acres	Location – Ownership	Recommended Use
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.
Purdy Business District Boardwalk		North end of Henderson Bay near the Purdy Bridge Various Ownership	Acquire tidelands to accommodate a boardwalk

*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-20: Boat Launch Parking Lot Acquisition Recommendations

Site	Location	Acres	Other Comments
East Gig Harbor	8815 Youngs Landing Rd Parcel # 0221052067	0.29	Vacant corner lot - wooded - short walk to boat launch.
West Lay Inlet (85th Street NW road end)	8611 – 89th Ave. NW Parcel # 4435000328	0.38	Vacant parcels 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 sites. Has potential for multi-use park.
	3508 Horsehead Bay Road Parcel # 0121218044	2.26	Short walk to launch ramp.
Hales Passage (97th Street Road end)	3307 – 97th Avenue NW Parcel # 0121223008	0.48	Vacant corner lot - short walk to road end.

Site	Location	Acres	Other Comments
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 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 Ave FI Parcel # 0220071047	1.4	Vacant lot. Short walk to boat launch

*Not in order of priority

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, city and school district facilities should be pursued.

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-21 provides a list of 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-21: Active Recreational Facilities Inventory and Needs Analysis

Facility Type (1)	1994 Inventory	Recommended Standard (2)	Number of New Facilities needed by 2017
Senior Baseball Fields	3	1 : 10,000	2
Youth Baseball Fields	30	1 : 1,000	22
Softball Fields	2	1 : 12,000	2
Soccer Fields	17	1 : 2,000	9
Football Fields	3	1 : 14,000	1
Tennis Courts	13	1 : 1,800	16
Indoor Swimming Pools	2	110 sq. ft. : 1,000	2
Gymnasium Space	12.5	1 court per 3,000	5
Boat Launch ramps	7	1 : 2,500	14
Amphitheater	0	1 : 25,000	2

(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 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.

SANITARY SEWER AND WASTEWATER

The City of Gig Harbor provides the only sanitary sewer service in the plan 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. 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 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 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

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 old 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 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 and surface water best management practices should be used to achieve this goal.

Many of the stormwater problems in the plan area will be reduced if 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, 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 includes 6 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. Table E-22 describes capital facilities projects on the Gig Harbor Peninsula.

Table E-22: 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

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 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 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 stormwater disposal in conjunction with wetlands creation.

DOMESTIC WATER

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 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 T.P.C.H.D should work together to limit 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

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

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

Cost effective fire protection services should be maintained in the community. Response times should not exceed the current 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 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

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 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 law enforcement facilities should be located in the UGA in an area that provides direct access to major arterial roads.

PUBLIC SCHOOLS

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.

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

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 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

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.

CAPITAL FACILITIES POLICIES

GOALS

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

- GOAL GH CF-1** Pierce County shall pursue a joint planning agreement with the City of Gig Harbor addressing urban services and facilities within the Urban Growth Area.
- GH CF-1.1** A joint planning agreement with the City of Gig Harbor should specify the following:
- GH CF-1.1.1** Standards for determining the adequacy and availability of public facilities and services;
 - GH CF-1.1.2** A process for coordinating the expansion of public facilities and services; and
 - GH CF-1.1.3** A process for coordinating capital improvement projects within the UGA.
- GH CF-1.2** The City of Gig Harbor, at its discretion, may impose its standards for outside utility contracts on those properties that will connect to the city's public utility systems.
- GH CF-1.3** Work with the City of Gig Harbor in ranking possible sites for planned public facilities and services using a priority system. Coordinate the provision of public services, sanitary sewer in particular, to sites which provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.

RURAL FACILITIES AND SERVICES

- GOAL GH CF-2** Develop airport-compatible uses at the Tacoma Narrows Airport without urban levels of service.
- GH CF-2.1** New uses that require urban levels of service, such as sanitary sewers, shall not be permitted in the Rural Airport designation.

FIRE PROTECTION

- GOAL GH CF-3** Fire District #5 provides emergency services in the community plan area. Pierce County shall support the efforts of Fire District #5 in responding to the increasing population and demand for services on the Gig Harbor Peninsula.

LAW ENFORCEMENT

- GOAL GH CF-4** 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. Although each department has its own primary jurisdictional responsibilities, each department should provide support throughout the community when necessary.

PUBLIC SCHOOLS

- GOAL GH CF-5** Peninsula School District #401 provides public education facilities in the community plan area. The Peninsula School District should be represented in all land use planning efforts in the community. Student enrollment should not exceed classroom capacity.

LIBRARY

- GOAL GH CF-6** The plan area is served by the Pierce County Library system. The 15,214 square foot Gig Harbor Library is classified as a regional branch library. This service should continue to be provided in the community and the level of service should keep up with population growth.

PARKS AND RECREATION POLICIES

GOALS

Provide adequate park and recreational facilities within the community plan area that satisfy the highest standards for environmental protection while meeting the needs of Peninsula residents. Provide and maintain a level of service for regional parks in the community that meets or exceeds the countywide standard. Promote various methods for park and recreation organizations and other interested citizens in providing community and neighborhood parks.

REGIONAL PARKS

- GOAL GH PR-1** New regional parks within the community plan area should be designed and located to serve the needs of community residents as well as providing countywide benefits. New regional parks should meet the following criteria:
- GH PR-1.1** Locate park sites to take advantage of the physical amenities on the Peninsula. Priorities include shorelines, forested areas, and natural areas.
 - GH PR-1.2** The size of a regional park typically exceeds 40 acres; however, these parks may be developed on larger or smaller parcels. Parks that provide shoreline access are considered regional parks regardless of size.
 - GH PR-1.3** The various park and recreation providers on the Peninsula should acquire property for parks, trails, and open space when land becomes available and prior to actual need.

COMMUNITY PARKS

- GOAL GH PR-2** Community parks should provide primarily active recreation uses. Appropriate community park facilities include:

Table E-23: Gig Harbor Community Park Facilities

Facility	Minimum Size
Multi-use indoor sports complex	3.5 acres for a site containing an aquatic facility, multi-purpose gymnasium, aerobics room, weight room, and support space
Formal baseball fields	3 acres for official field, 1.2 acres for little league
Formal soccer fields	2.1 acres per field
Fields for softball and youth baseball	1.5 acres per field
Fields for soccer, football, or pick-up games	1.7 acres per field
Multi-use outdoor paved courts (tennis, basketball)	7,200 square feet (full court)
Tennis court	7,200 square feet
Basketball court	5,000 square feet
Volleyball court	4,000 square feet
Space for special outdoor events (amphitheater)	Variable depending on facility
Children's play area	2,500 square feet
Picnic area	2,000 square feet
Picnic shelter building	750 square feet
Trails or pathways	NA
Natural open space	NA
Restrooms	500 sq. ft. - sewer or holding tank
Parking	162 square feet per stall

NEIGHBORHOOD PARKS

- GOAL GH PR-3** Create a system of neighborhood parks on the Peninsula. Require an adequate amount of land within new subdivisions and existing neighborhoods to meet the non-organized recreational needs of residents. Homeowner organizations typically maintain and operate subdivision parks.
- GH PR-3.1** Neighborhood parks should be separated from one another in a relatively even manner throughout the Peninsula. Neighborhood parks should be reasonably central to the neighborhood they are intended to serve.
- GH PR-3.2** Neighborhood park location is most often determined by site availability and land cost; however, site features such as topography and physical constraints should be considered prior to site acquisition.
- GH PR-3.2.1** A one to two-mile separation between neighborhood parks is desired.

GH PR-3.3 Neighborhood parks should be sized and improved to be consistent with the area the park is intended to serve.

GH PR-3.4 Neighborhood parks should provide both passive and active recreation uses. Appropriate facilities include:

Table E-24: Gig Harbor Neighborhood Park Facilities

Facility	Minimum Size
Practice field for softball and youth baseball	1.5 acres per field
Practice field for soccer, football, or pick-up games	1.7 acres per field
Multi-use paved games court (tennis, basketball)	7,200 square feet (full court)
Children's play area	2,500 square feet
Picnic area	2,000 square feet
Picnic shelter building	750 square feet
Trails or pathways	NA
Natural open space	NA
Restrooms	500 square feet - sewer or holding tank
Parking	162 square feet per stall

GH PR-3.5 When sport fields for league play are located on school grounds, the recreation management agency should contribute to field investment and maintenance.

GH PR-3.6 Subdivision parks (mini-parks) should generally be provided in all new residential developments.

GH PR-3.6.1 Provide mini-parks in all new residential subdivisions and multifamily residential developments except when a fee in lieu of the park land dedication has been provided to the Peninsula Park and Recreation District that will mitigate for the impacts associated with the new residential development.

GH PR-3.6.2 The recreational area in a required mini-park shall consist of a minimum of 5,000 square feet and shall be in a separately dedicated park tract.

GH PR-3.6.3 Each mini-park should be improved with a variety of amenities such as a playground, sports court, tot lot, picnic facility, gazebo, on-site water line, and associated landscaping.

GH PR-3.6.4 Connect open space tracts, screening buffers, and stormwater facilities with any mini-park when possible to create the opportunity for a system of walking trails.

TRAILS

- GH PR-3.7** Opportunities for property acquisition that provide shoreline access trails, create looped or circuit trails, and trails that connect to the Tacoma-Lake Cushman Transmission Line Trail are a priority.
- GH PR-3.8** The trail system on the Gig Harbor Peninsula should eventually be linked with trail systems on the Longbranch Peninsula, in Kitsap County, and the regional trail system on the east side of the Tacoma Narrows Bridge.
- GH PR-3.9** Provide development incentives such as bonus densities and increased impervious coverage for projects that incorporate trails into the project site plan.
- GH PR-3.9.1** Consider designated trails for each subdivision and site plan approval.
- GH PR-3.9.2** Utilize the development incentives described in the Land Use Element to encourage trails in new development.

RECREATION

- GOAL GH PR-4** Encourage the development of a community-based sports complex to reduce dependence upon County, city, and school district facilities.
- GOAL GH PR-5** Encourage the development of a community center.
- GOAL GH PR-6** Encourage the multi-use system of sport fields for practice, league play, and tournaments (3-tiered concept).
- GH PR-6.1** Facilities generating crowd noise should be located in a manner as not to disturb adjoining residential uses.
- 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.

SHORELINE ACCESS

- GOAL GH PR-8** Encourage acquisition of shoreline access points that provide opportunities for boat launches, public docks or piers, beach walking, wildlife viewing and other shoreline-dependent uses.
- GH PR-8.1** Boat launch length should be adequate to make the facility usable year-round at high and low tides. The site should be located in sheltered waters that have some protection from high winds if possible. Boat launch facilities should include a dock or pier to facilitate boat ingress and egress as appropriate for the location.

- GH PR-8.2** Promote development of public and private pedestrian access to shorelands and tidelands. Property owners that provide public access to marine waters may be eligible for a property tax reduction.
- GH PR-8.3** 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.
- GH PR-8.4** Public easements dedicating access to designated public waterfront areas should be included as a part of private upland development projects prior to site development of the private development.

TRANSPORTATION POLICIES

- GOAL GH T-1** Pierce County supports the efforts of Pierce Transit to acquire property and develop an effectively buffered park-and-ride lot near the proposed 24th/36th Street NW interchange. Such a lot will allow more direct access to eastbound bus service for residents of Fox Island and the southern Gig Harbor Peninsula.
- GOAL GH T-2** Require site design that separates auto, pedestrian, and bicycle traffic access for safety purposes.
- GOAL GH T-3** The County shall consult with the city of Gig Harbor and consider applying the city of Gig Harbor Public Works standards when constructing nonmotorized transportation improvements within the Urban Growth Area.
- GOAL GH T-4** Buffer any new road in the unincorporated area that would otherwise be visible from SR 16 through retention of existing native vegetation and/or new native plantings, including shrubs and evergreen trees. Additional buffering provisions are included in other elements of this community plan.
- GOAL GH T-5** Plant and maintain landscaped areas at the north side of the Purdy spit bridge and those areas within public rights-of-way at freeway interchanges to promote visually pleasing entrances to the community.
- GOAL GH T-6** Encourage the Washington State Department of Transportation (WSDOT), Department of Corrections, and Pierce County to manage and replant any forested areas within their control along Highway 16 so as to maintain a complete visual screen along this highway.
- GOAL GH T-7** Pierce County and the city of Gig Harbor should enhance landscaping within freeway rights-of-way in cooperative planting efforts undertaken with the Washington State Department of Transportation.
- GOAL GH T-8** Street lighting, pedestrian facilities, and other safety improvements are a high priority adjacent to community facilities.

- GOAL GH T-9** Utilize the results of the Pierce Conservation District's (PCD) 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.
- GOAL GH T-10** Pierce County shall take an active role in coordination with WSDOT concerning proposed projects on state highways in Pierce County.
 - GH T-10.1** Pierce County shall encourage completion of SR 16 interchange improvements to adequately accommodate future traffic levels and provide accessibility for motorists and nonmotorized travelers.
 - GH T-10.2** Overcrossings and undercrossings of freeways should include safe and accessible sidewalks and/or paved shoulders for pedestrian and bicycle traffic.
 - GH T-10.3** Pierce County shall coordinate with the WSDOT concerning the provision of adequate roadway improvements to accommodate changes in traffic patterns related to the proposed Narrows interchange at 24th/36th Street NW and any other interchange revisions.
 - GH T-10.4** Pierce County shall encourage the WSDOT to avoid steep cuts that will not sustain natural growth, and to replant and maintain native vegetation, including shrubs and evergreen trees, on all existing cuts and fills on freeway interchanges where sight distance would not be affected.
 - GH T-10.5** Pierce County shall support the dialogue with any community forum for the purpose of discussing local transportation issues and the study of related programs and projects.
 - GH T-10.6** Pierce County recommends improvements to SR 302, including rehabilitation of the Purdy spit bridge, operational improvements at the SR 302/SR 302 spur intersection, and establishment of a new SR 302 route in Kitsap County that connects to a reconstructed Burley-Ollala interchange (as proposed in the State Route 302 Corridor Study, WSDOT, August 1993).

UTILITIES POLICIES

SANITARY SEWER AND WASTEWATER

- GOAL GH U-1** Pierce County does not provide sanitary sewer or wastewater treatment on the Gig Harbor Peninsula. Pierce County shall support the City of Gig Harbor's efforts to provide sewer service in the Urban Growth Area that accommodates planned urban densities and urban development patterns, consistent with the Countywide Planning Policies.
 - GH U-1.1** Pierce County shall advise applicants seeking County building or development permit approval who are also seeking City of Gig Harbor sewer utility services (sewer) to contact the city early in the permit review process for information on city-contracted requirements and utility construction standards.

- GH U-1.2** Prohibit new uses that require urban levels of service, such as sanitary sewers, in the Rural Airport designation. Urban levels of service shall be permitted only in the rural area pursuant to code.
- GOAL GH U-2** Pierce County and the City of Gig Harbor should coordinate the phased expansion of sewer interceptors within the Urban Growth Area.
- GH U-2.1** The City of Gig Harbor should continue to plan for capacity and facilities needed to serve the anticipated growth within its Urban Growth Area.

STORMWATER

- GOAL GH U-3** Provide assistance to property owners for reducing stormwater flows and implementing best management practices.
- GH U-3.1** Consider underground stormwater retention systems by providing development incentives.
- GH U-3.2** Contract with private developers to provide increased capacity to accommodate existing capacity problems/mitigate existing drainage problems.
- GOAL GH U-4** Raise existing improvements above the 100-year floodplain.
- GH U-4.1** Preclude new construction, grading, and filling within the 100-year floodplain.
- GOAL GH U-5** Restrict construction of certain types and sizes during the wet season (October-March).
- 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 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 stormwater disposal in conjunction with wetlands creation.
- GOAL GH U-8** 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.
- GH U-8.1** Develop a prioritization list of habitat improvement projects for the plan area.

DOMESTIC WATER

- GOAL GH U-9** Encourage the regional management of small water systems on the Peninsula.
- GH U-9.1** Encourage the physical inter-tying of small water systems whenever possible.

- GOAL GH U-10** Mandate water conservation measures for all land uses.
- GH U-10.1** Promote the development of cost-sharing programs to help people purchase low-flow fixtures (e.g., appliances, faucets, and toilets) for their existing homes.
- GOAL GH U-11** Pierce County shall work with the Tacoma Pierce County Health Department to limit 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.
- GOAL GH U-12** Planning and Land Services shall work with the Surface Water Management division of Public Works to identify and protect aquifer recharge areas throughout the Gig Harbor Peninsula through the Kitsap Water Resource Inventory Plan (addressing water supply and availability) for Water Resource Inventory Area (WRIA) #15. Coordinate the planning for WRIA #15 with other planning efforts in Pierce County.
- GH U-12.1** Utilize the WRIA #15 Plan information in future updates to the community plan.
 - GH U-12.1.1** Coordinate the WRIA # 15 Plan with the Gig Harbor Peninsula Basin Plan (addressing surface water management and capital facilities).
 - GH U-12.2** Involve the Gig Harbor Peninsula Basin Advisory Committee in the WRIA #15 planning effort.
- GOAL GH U-13** Request the TPCHD to start a program to prevent septic failures through public education and routine septic checks.
- GOAL GH U-14** Require systems to satisfy current regulations prior to expanding service to additional customers.
- GOAL GH U-15** Explore the feasibility of a regional water supply system.
- GOAL GH U-16** Promote educational programs that provide information to property owners concerning wellhead protection measures.
- GOAL GH U-17** Standardize water monitoring on a regional basis.

SOLID WASTE

- GOAL GH U-18** Explore opportunities to reduce per capita solid waste generation to less than 3.45 pounds per person per day.
- GH U-18.1** Reduce the volume of solid waste by encouraging manufacturers and retailers to reduce packaging waste at the retail level.

- GH U-18.2** Implement local, state, and national waste reduction measures.
- GH U-18.3** Support local recycling programs and increase participation in the single-family curbside program to 90% and in the yard waste curbside program to 50%.
- GH U-18.4** Encourage recycling at multifamily residences by providing information to managers of apartment complexes and to developers on how to size recycling bins to meet code and to provide efficient services.
- GOAL GH U-19** Provide opportunities for recycling at transfer locations for the public and commercial haulers.
 - GH U-19.1** Expand the number and capacity of drop-off and buy-back recycling facilities.
 - GH U-19.2** Consider a requirement for mandatory curbside solid waste and recycling collection throughout the Peninsula.
 - GH U-19.3** Encourage the Pierce County Solid Waste Division to work with the haulers and recyclers to develop additional programs, such as conducting a pilot community recycling day or facilities for disposal of hard to handle solid waste such as appliances, tires, used batteries, etc.
 - GH U-19.4** Work with the local newspaper to regularly promote the location of and the proper use of the free recycling drop-off sites that are located throughout the community.
- GOAL GH U-20** Only those waste processing technologies that are protective of human health and the environment (e.g., no adverse odor impacts to neighboring properties) shall be permitted.
- GOAL GH U-21** Encourage businesses to accept the return of problem waste (i.e., oil, batteries) from products they sell, for proper disposal.

POWER

- GOAL GH U-22** Accommodate natural gas storage facilities within Employment Centers.
- GOAL GH U-23** Support the installation of natural gas supply facilities across the Tacoma Narrows to the southern portion of the Gig Harbor Peninsula through the appropriate land use permitting and environmental review process.

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.

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)

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)

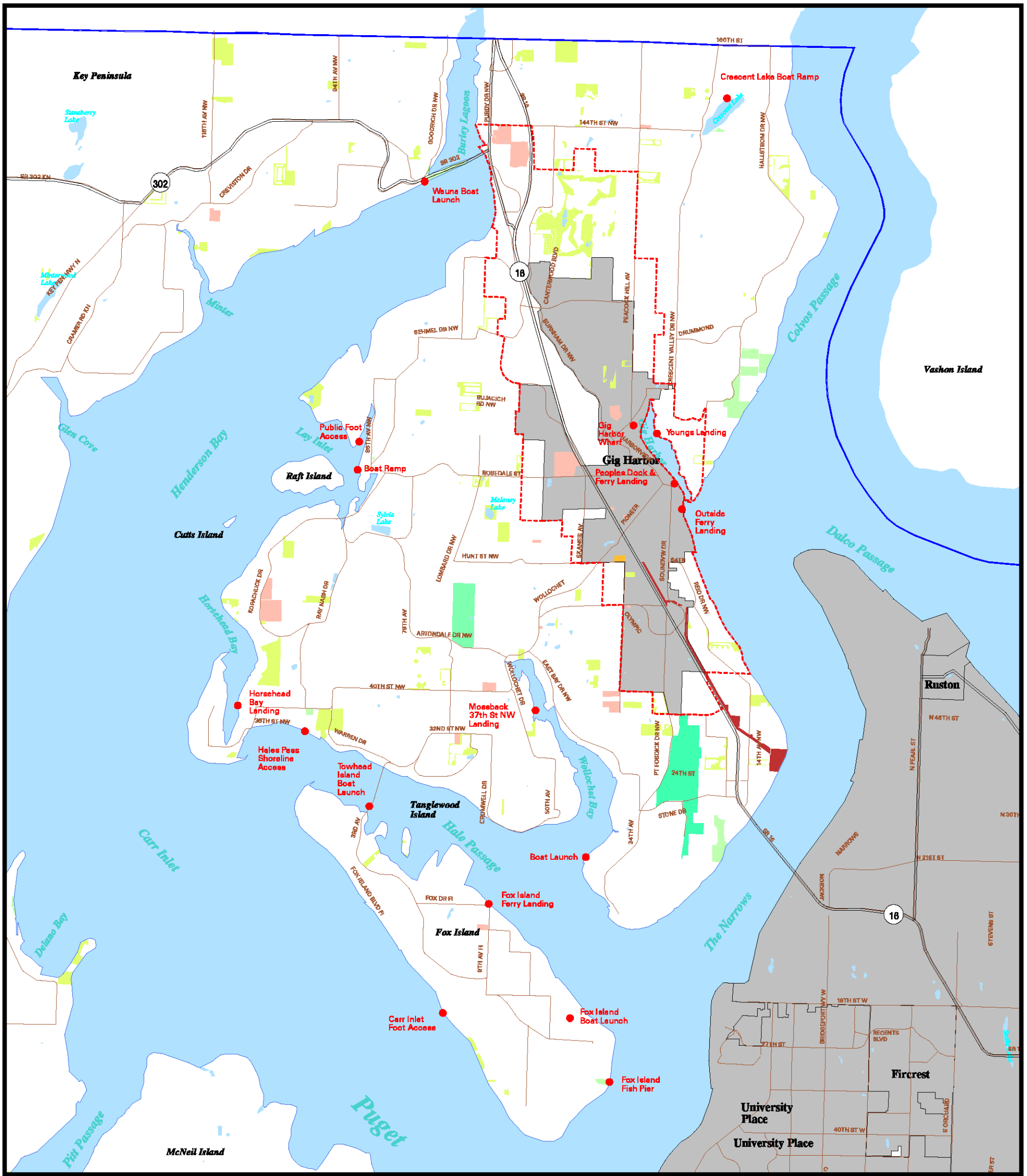
18. Work with the various park and recreation providers on the Peninsula to provide community park facilities throughout the plan area. (PC Parks, PALS, PCCD, Land Trust, PPRD)
19. Work with the various park and recreation providers on the Peninsula to provide a system of neighborhood parks in the community. (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 Parks)

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)

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)



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

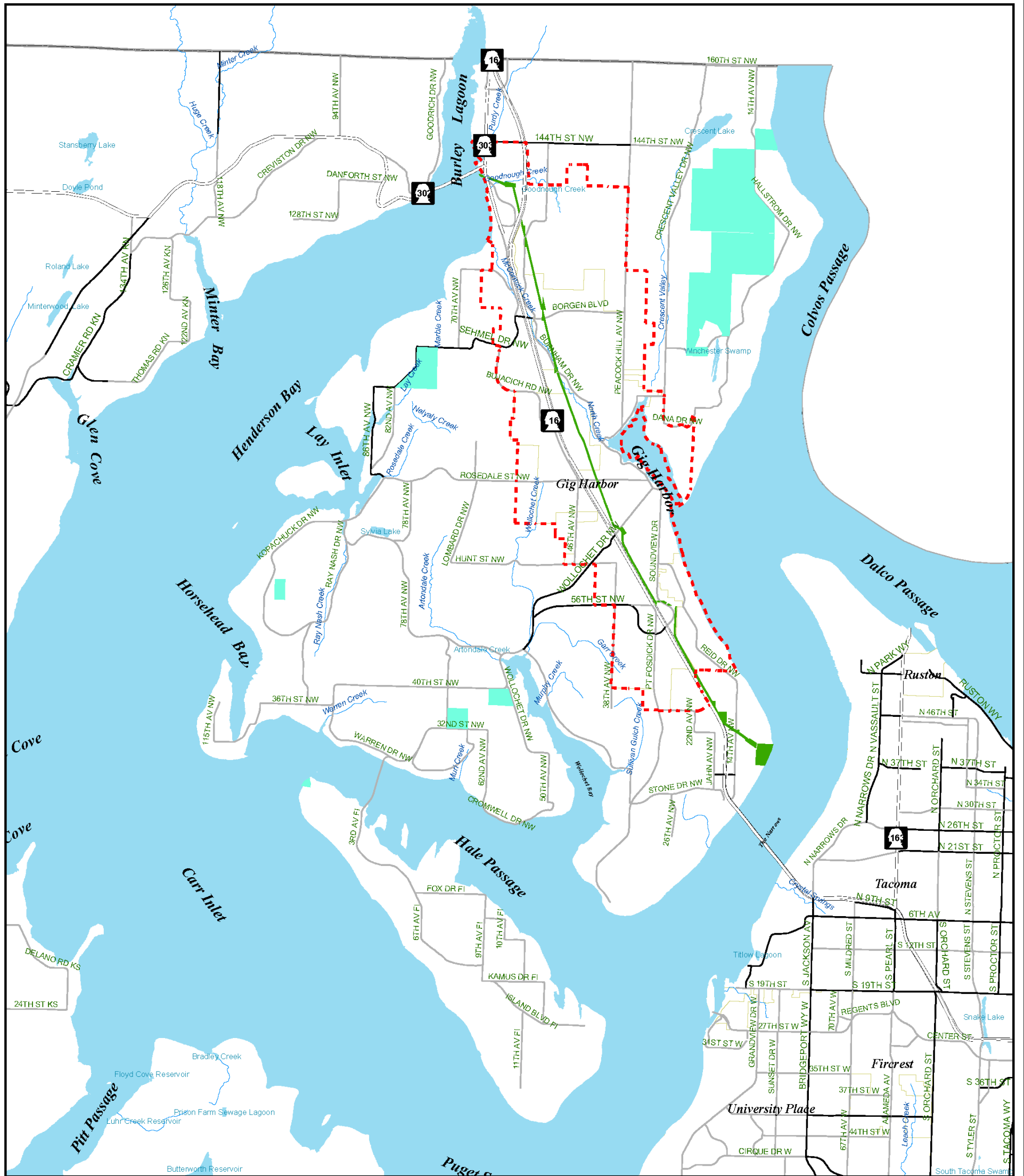
Pierce County, Washington



Gig Harbor Community Plan Update



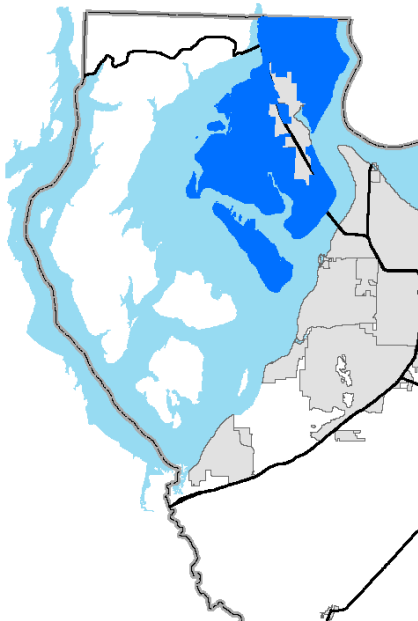
Dept. of Planning & Land Services
Plot Date: April 24, 2006



Park Acquisition Recommendations

- Potential Park Site
- Potential Trail

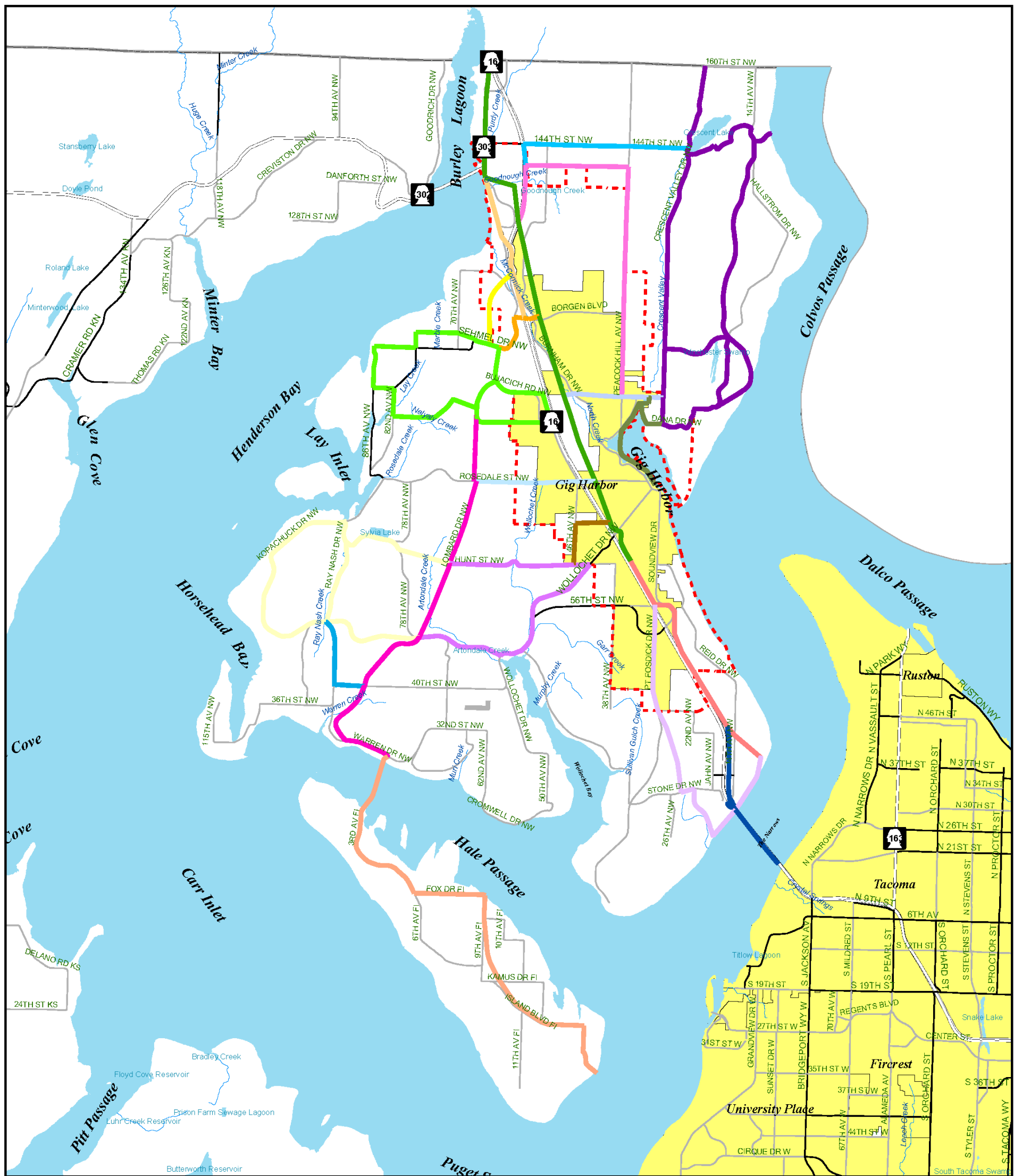
Pierce County, Washington



Gig Harbor Community Plan




Department of Planning and Land Services
Plot Date: July 10, 2007



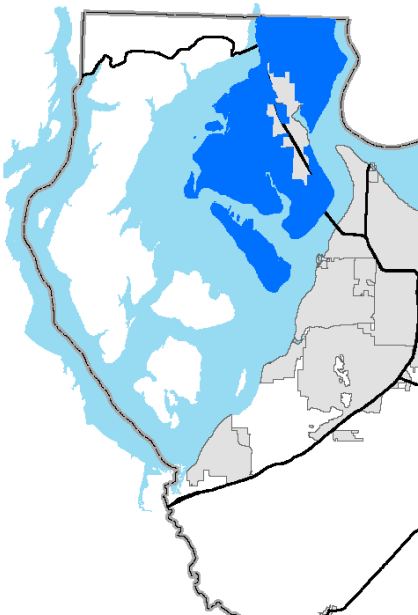
Proposed Trail System

- | | |
|---|---|
|  144th Street Trail |  Fox Island Trail |
|  66th Avenue Fox Island Trail |  Hunt Wollochet Loop |
|  Bujacich Cushman Connector |  Kopachuck 66th Avenue Connector |
|  Bujacich Purdy Connector |  Kopachuck Artondale Loop |
|  Bujacich Sehmel Loop |  Narrows Park Trail |
|  Cushman Crescent Valley Connector |  Peacock Hill Trail |
|  Crescent Valley Loop |  Purdy Drive SR 16 Trail |
|  Cromwell Artondale Park Connector |  Rosedale Street NW Connector |
|  Cushman Power Line Trail (Existing) |  Skansie Avenue Connector |
|  Cushman Narrows Bridge Connector |  West Harbor Trail |
|  Cushman Power Line Trail (Proposed) | |

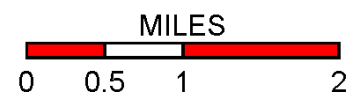
 Gig Harbor's Urban Growth Area Boundary

Map Document:
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Pierce County, Washington



Gig Harbor Community Plan



Department of Planning and Land Services
Plot Date: July 10, 2007

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 staff and the 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 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 staff, would need to be included in the monitoring. PALS 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 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 staff. PALS 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 Phase 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 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.