

ORDINANCE NO. 686

AN ORDINANCE OF THE CITY OF GIG HARBOR CITY COUNCIL ADOPTING A REVISED AND UPDATED CITY OF GIG HARBOR COMPREHENSIVE PLAN IN COMPLIANCE WITH THE STATE OF WASHINGTON GROWTH MANAGEMENT ACT.

The City of Gig Harbor City Council enters the following Findings of Fact relating to the revised City of Gig Harbor Comprehensive Plan:

**Findings of Fact**

WHEREAS, the State legislature did find in 1990 that uncoordinated and unplanned growth together with a lack of common goals toward land conservation, pose a threat to the environment to the public health, safety and welfare and to sustainable economic development.

WHEREAS, the State of Washington adopted the Growth Management Act of 1990 which requires that all counties and municipalities within those counties which have experienced a growth of greater than ten percent between 1980 and 1990 to prepare comprehensive plans

WHEREAS, since the last update and revision of the Comprehensive Plan in 1986, the City of Gig Harbor has experienced a relatively high growth rate, as has the rest of the Puget Sound region.

WHEREAS, with a 1992 population of 3600 (Washington State Office of Financial Management), the City has grown by an annual average rate of 6.1% between 1986 and 1992, which includes in-migration and annexations. The growth rate has moderated between 1989 and 1994 to a rate of 3.5% per year.

WHEREAS, the Comprehensive Plan includes an urban growth area of approximately 5,800 acres, inclusive of the City's current 1205 acres.

WHEREAS, the urban growth area was initially adopted by the City Council as an urban planning area prior to the adoption of the Growth Management Act in 1990 and was modified by the Planning Commission and Council in April of 1992 and submitted to Pierce County as the preferred Interim Urban Growth Area pursuant to the Growth Management Act.

WHEREAS, the Interim Urban Growth Area adopted by the City Council in April of 1992 serves as the basis for the urban planning area considered by the City of Gig Harbor Planning Commission.

WHEREAS, the City of Gig Harbor, in an independent analysis of population trends and projections prepared by Consoeur/Townsend and Associates, determined that the City and its proposed urban growth area would grow to 20273 by the year 2010 (City of Gig Harbor Comprehensive Sewer Plan, September 1993). This represents a projected increase of 114% over the twenty year period from 1990 - 2000, or approximately 5.7% per year average.

WHEREAS, the Pierce County Regional Council, in conjunction with the Puget Sound Regional Council using the Pierce County twenty-year population forecast from the State Office of Financial Management, has projected an official population of 16870 for the urban growth area, inclusive of the current city limit, to the year 2014. This represents an increase of 58% over the next twenty years, or approximately 2.9% per year average.

WHEREAS, the Planning Commission did convene a special public meeting on December 8 of 1992 to conduct an urban design visioning forum to survey the community's preferences on a variety of community land use and design issues.

WHEREAS, public notice on the urban design visioning forum was provided in November of 1992 by mail to owners of real property of record as established by the Pierce County Assessor Real Property Assessment rolls for the City of Gig Harbor.

WHEREAS, the tabulated results of the City of Gig Harbor Urban Design Visioning Project of December of 1992 has been utilized by the Planning Commission as a guide in the development of the City of Gig Harbor's Comprehensive Plan Update.

WHEREAS, the City Planning Commission has conducted 28 public meetings over a two-year period at Gig Harbor City Hall in the development of the revised and updated Comprehensive Plan, which includes 2 "open house" public meetings and 2 public hearings.

WHEREAS, prior to the "open house" public meetings in April of 1994, a public notice was mailed to all utility rate payers and owners of real property within the City of Gig Harbor and those properties outside of the City but within the urban planning area which receive city utility services.

WHEREAS, public notice was also provided by publication of a legal notice in the official gazette, *The Peninsula Gateway*, in the April 6 "Public Meetings Calendar", by legal notice in the May 13 and 25 editions and by legal notice in the July 6 and July 13 editions.

WHEREAS, public hearings on the draft revised comprehensive plan were conducted by the Planning Commission on May 31, 1994 and July 20, 1994 at 7:00pm in the Council Meeting at Gig Harbor City Hall.

WHEREAS, public hearing on the draft Transportation Plan was conducted by the Planning Commission on April 19, 1994 at 7:00pm in Gig Harbor City Hall.

WHEREAS, testimony and comment on the revised comprehensive plan has been received by 13 citizens.

WHEREAS, the Planning Commission responded to each comment received and, where deemed reasonable, appropriate and within the public's health, safety and welfare, the comments were incorporated into the appropriate element of the revised comprehensive plan.

WHEREAS, the Comprehensive Plan submitted to the City Council consists of eleven elements, six of which are required by the Growth Management Act (Land use, Housing, Capital Facilities, Utilities, Transportation and Essential Public Facilities) and five of which are optional (Community Design, Economic Development, Environment, Shoreline Management

and Parks and Recreation).

WHEREAS, a draft programmatic environmental impact statement which assesses the probable environmental impacts of the proposed plan (a moderate density scenario) and two plan alternatives (no-action and high density) was prepared and issued on August 17, 1994 for a thirty day review and comment period and a Final Environmental Impact Statement was issued on November 2, 1994.

WHEREAS, the Planning Commission conducted a final worksession on the Comprehensive Plan on August 9, 1994, at which meeting the Planning Commission did consider and adopt findings of fact and conclusions in support of the revised and updated City of Gig Harbor Comprehensive Plan.

WHEREAS, the Planning Staff has reviewed the draft plan respective to the Notice of Intent to Adopt checklist as required by the State Department of Trade, Economic and Community Development and finds that the plan meets the requirements established therein.

WHEREAS, the Planning Commission finds the plan consistent with the Pierce County Wide Planning Policies of June 30, 1992, and is consistent with the Puget Sound Multi-County Planning Policies.

WHEREAS, the City Council conducted public hearings on August 22, September 26 and November 14, 1994 on the revised Comprehensive Plan and a worksession with the City Planning Commission on September 20, 1994.

WHEREAS, based upon the three public hearings, the worksession with the Planning Commission and recommendations by staff on comments received from Pierce County and State Agencies, several adjustments were made to the Land Use map, inclusive of a revised Urban Growth Area (from 6830 acres to 5800 acres), and the text of the Comprehensive Plan.

## Conclusions

- The revised comprehensive plan reflects the community's vision of retaining the small town "village atmosphere" of the Gig Harbor Basin while responsibly planning for a variety of housing types and densities, employment opportunities, public facilities within the City and the urban growth area.
- The urban growth area as proposed provides for sufficient land to accommodate the next twenty years of growth while minimizing constraints to market factors to promote affordability of land and housing.
- The revised comprehensive plan will:
  - Designate adequate land for the type of uses anticipated and planned to occur over the next 20 year planning period.
  - Provide policy direction in establishing a variety of housing alternatives consistent with changing demographics, incomes and preferences.
  - Identify ways to merge private development and public spaces into a visually cohesive and functional setting.
  - Articulate the role of architecture in the community's identity.
  - Provide direction on identifying and preserving the City's historic structures, character, and village-like atmosphere many residents and visitors find so appealing
  - Assure that the zoning code and other appropriate development codes consider the contribution of both the natural and man-made elements on the overall visual quality of the City.

- Promote diverse economic opportunities for all citizens
- Ensure that economic growth remain within the capacities of the natural resources, public services and public facilities
- Allow for sufficient economic growth and development to ensure an appropriate balance of land uses which will produce a sound financial base for the community.
- Provide both the private and public sector with the information necessary to promote economic development while respecting the constraints of the environment.
- Preserve environmentally and visually sensitive areas by providing policy direction for development proposed within these areas.
- Encourage development of the waterfront in a manner which respects its environmental constraints and historic resources
- Promote coordination between the City and other utility and service providers.
- Encourage conservation of resources by providing general policies on conversion to cost effective alternate technologies, providing innovative siting guidelines, and encourage residential subdivision which provide energy conservation features.
- Facilitate provision of an adequate supply of high quality potable water and an adequate capacity of the city waste water treatment plant.
- Identify suitable locations for essential public facilities which pose a minimal level of impact on the community.

- Provide a six-year schedule of improvements which shall be the mechanism the City will use to base its timing, location, projected cost and revenue sources for the capital improvements identified for implementation in the other comprehensive plan elements.
- Ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

4. The revised City of Gig Harbor Comprehensive Plan is consistent with the requirements of the State of Washington Growth Management Act and is in the public's health, safety, welfare and interest.

NOW, THEREFORE, the City Council of the City of Gig Harbor, Washington, ORDAINS as follows:

Section 1. The revised City of Gig Harbor Comprehensive Plan, which is attached as "Exhibit 1", is hereby adopted by the City of Gig Harbor.

Section 2. If any section, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or constitutionality shall not affect any other section, clause or phrase of this ordinance.

Section 3. This ordinance shall take effect and be in full force no later than five days after publication.

---

Gretchen A. Wilbert, Mayor

ATTEST:

---

Mark E. Hoppen  
City Administrator/Clerk

Approved as to form:  
Office of the City Attorney:

---

Filed with City Clerk: November 23, 1994  
Passed by City Council: November 28, 1994  
Date Published: December 7, 1994  
Date Effective: December 12, 1994

**SUMMARY OF ORDINANCE NO. 686  
of the City of Gig Harbor, Washington**

On the 28th day of November 1994, the City Council of the City of Gig Harbor passed Ordinance No. 686. A summary of the content of said ordinance, consisting of the title, provides as follows:

**AN ORDINANCE OF THE CITY OF GIG HARBOR CITY COUNCIL ADOPTING A REVISED AND UPDATED CITY OF GIG HARBOR COMPREHENSIVE PLAN IN COMPLIANCE WITH THE STATE OF WASHINGTON GROWTH MANAGEMENT ACT.**

The full text of this ordinance will be mailed upon request.

DATED this 28th day of November, 1994

---

CITY ADMINISTRATOR, MARK HOPPEN