

CITY OF GIG HARBOR

RESOLUTION No. 354

WHEREAS, the City Council did in 1987 enter into an urban area agreement with Pierce County (Pierce County Ordinance 87-136) which defines an urban planning area and future annexation area; and,

WHEREAS, the City Comprehensive Plan of 1986 also defines an urban planning area for those unincorporated lands potentially affected by or which could potentially affect planning activities of the city; and,

WHEREAS, the City redefined the urban planning area and future potential annexation area into one map, by Council action in May of 1990 and further revised in February of 1991; and,

WHEREAS, the Growth Management Act requires that Counties required to plan under the act must designate urban planning areas in those areas which are urban in nature, which have urban services or which are capable of providing urban services; and,

WHEREAS, the City of Gig Harbor has transmitted to Pierce County a copy of the 1991 Urban Growth Area/Future Potential Annexation map as part of the County's urban growth study area program; and,

WHEREAS, the City deems it appropriate to review the current urban area map and make adjustments as necessary to define a reasonable and attainable urban growth area for future planning purposes which would be capable of being provided urban services; and,

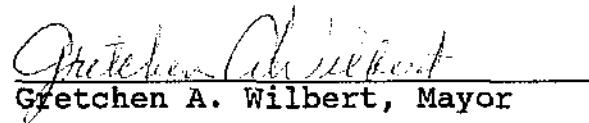
WHEREAS, the Planning Commission has considered revisions to the urban growth area and based upon testimony presented at a public hearing and a workshop following the hearing has transmitted its recommendations and findings on an urban growth study area to the City Council by letter of April 23, 1992

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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gig Harbor, Washington, as follows:

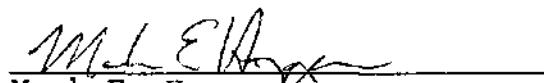
The urban growth area map as revised and attached as "EXHIBIT A" is adopted.

PASSED this 27th day of April, 1992.



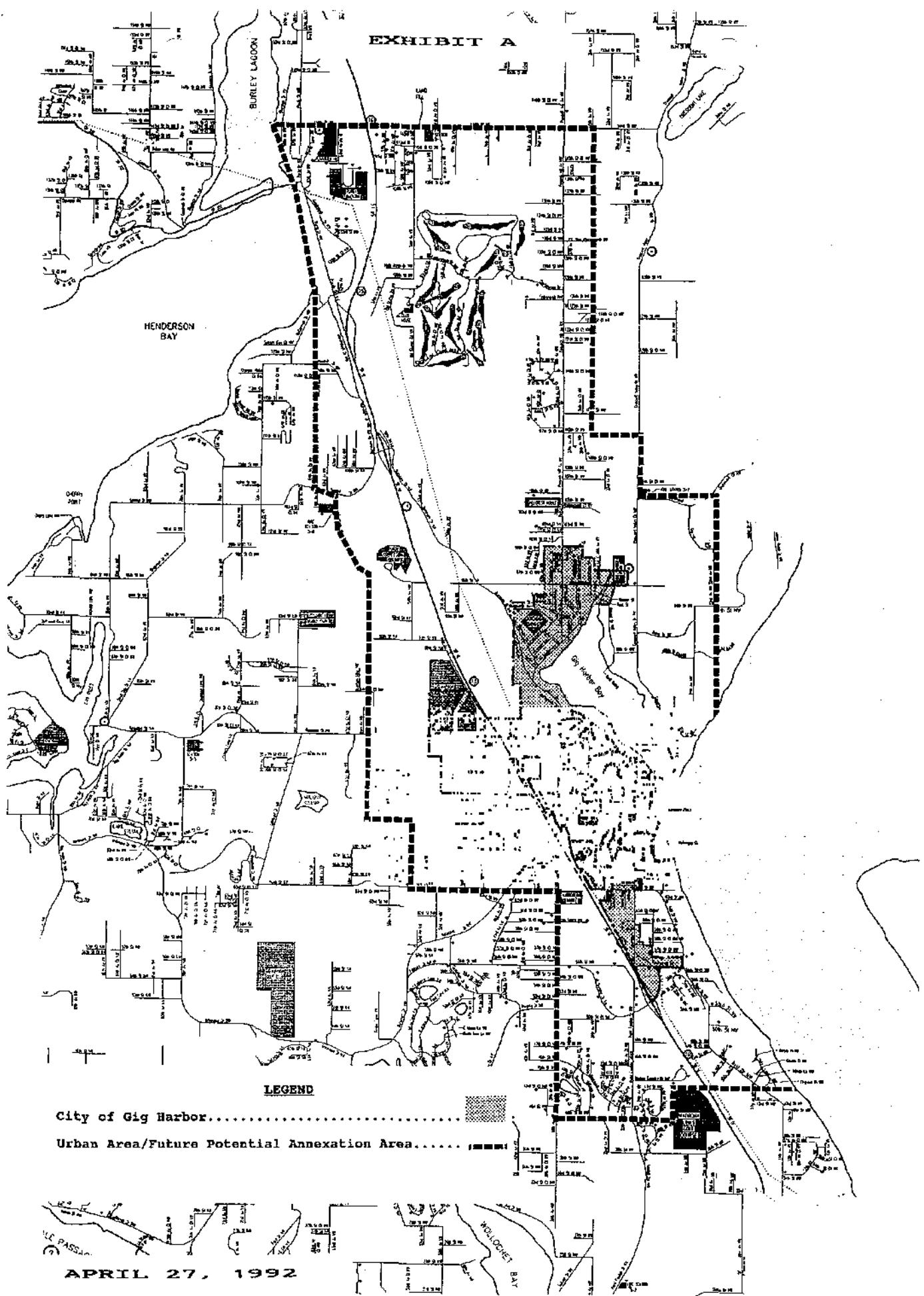
Gretchen A. Wilbert, Mayor

ATTEST:



Mark E. Hoppen
City Administrator

Filed with City Clerk: 4/23/92
Passed by City Council: 4/27/92





City of Gig Harbor. The "Maritime City."
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(206) 851-8136

April 23, 1992

Mayor Wilbert and Councilmembers
Gig Harbor City Hall
Gig Harbor, WA.

Dear Mayor Wilbert and Councilmembers:

At Council's direction, the Planning Commission conducted a public hearing on April 7, 1992, to accept public testimony on proposed changes to the City's future urban growth (study) area. Several comments were received by interested citizens regarding the current boundary and the proposed adjustments. Having considered all of the comments received, the Planning Commission is comfortable with the boundary as recommended, with two exceptions as detailed below.

As you will note from the comments received, there was sentiment expressed to reduce the current and proposed urban area in some areas (the north and Crescent Valley area) and to significantly expand the southern part of the urban area to include all lands south to the Narrows Bridge, including City of Tacoma property. Following much discussion by the Commission members, and with staff assistance, the Commission does not feel it warranted to substantially change that which was recommended by staff.

Including vast amounts of "new" urban area south to the bridge is not considered reasonable due to potential service limitations which could occur, plus the fact that the area has already "been done". Although it is tempting to include the south sector as a means of countering the City of Tacoma's efforts to "potentially annex" 1,100 acres of its property plus the adjacent unincorporated lands, a reactive response is neither justified nor reasonable. This area has developed (and is developing) under Pierce County standards and it is not considered prudent to consider this area for potential expansion in which the City would ultimately inherit substandard roads, no defined or developed storm water systems and a large number of private water districts. In this respect, the City sees its future primarily in undeveloped vacant lands which can (and would) be developed with the provision of City services and under City

Extend this line in an easterly direction to connect with Puget Sound (approximately on a line that coincides with 43rd Street NW).

A map depicting the proposed revised boundaries is attached. The Planning Commission also requests that Council consider not granting additional utility extension requests into those "new" areas of the revised urban area until such time that a "final" (accepted) urban growth area is adopted/approved by Pierce County by July of 1993, in conformance with the Growth Management Act. The Planning Commission feels that this would minimize the possibility of overextending the urban area and would not jeopardize our commitment to provide services in a reasonable and efficient manner.

Finally, the Planning Commission recognizes that areas which are currently included within the urban area are undeveloped and rural in nature. The Commission does not want its recommendation on the urban growth study area to be construed as a finality on setting urban level densities. At this point in time, there is not sufficient information available to determine what level of service could be provided at an "urban density" and the need for public input at the neighborhood level is most crucial in determining this. The issue of urban density will be discussed in detail as the Planning Commission continues to meet its objectives under the Growth Management Act.

The Planning Commission greatly appreciates the opportunity to review and provide recommendations to the Council on what it considers an extremely important public policy matter.

Sincerely

Kae Paterson

Kae Paterson, Chair
City of Gig Harbor Planning Commission