

ORDINANCE 1538

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO GROWTH MANAGEMENT AND PLANNING, REPEALING ORDINANCE 1322 AS AMENDED, APPENDICES AND LAND USE MAP AND ADOPTING AN UPDATED COMPREHENSIVE PLAN AND LAND USE MAP AS PART OF A PERIODIC UPDATE REQUIRED AS REQUIRED BY RCW 36.70A.130 TO ENSURE CONTINUED COMPLIANCE WITH THE GROWTH MANAGEMENT ACT; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Gig Harbor plans under the Growth Management Act (chapter 36.70A RCW); and

WHEREAS, the Act requires the city to adopt a comprehensive plan; and

WHEREAS, the Growth Management Act (GMA), specifically RCW 36.70A.130 mandate that the City of Gig Harbor takes legislative action to review, and if needed revise its comprehensive plan to ensure continued compliance with GMA (also known as “periodic review”); and

WHEREAS, the city has met its periodic review and update requirement under GMA, RCW 36.70A.130; and

WHEREAS, based on the analysis and findings of fact and the proposed amendment recommended by the planning commission, the city council finds that the review of the comprehensive plan, identification of needed amendments and the public outreach and community involvement process comply with the Growth Management Act, RCW 36.70A; and

WHEREAS, the comprehensive plan is consistent with the Pierce County Countywide Planning Policies, the Puget Sound Regional Council Multi-County Planning Policies and the Growth Management Act; and

WHEREAS, the city, in reviewing and revising the comprehensive plan established procedures and schedules for early and continuous public participation pursuant to RCW 36.70A.130(2); and

WHEREAS, the city established and followed an extensive and broadly disseminated public outreach and engagement program established in 2023 with the community. Throughout the process, the city conducted a variety of public outreach activities to solicit and consider public comments on the community’s goals and values, and on all proposed amendments to the comprehensive plan; consistent with RCW 36.70A.130, 36.70A.035, and 36.70A.140 including: public meetings, community events, workshops, open houses, educational programs, boards and commission

meetings, and other groups and with other agencies, and public hearings between throughout the last half of 2024 and in the first quarter of 2025; and

WHEREAS, throughout the public participation process, the city provided web-based surveys, distributed media and utility billing announcements, received public comment forms, received public comments via oral testimony, email, prepared informational materials, posted information on web pages, published public notices, and provided staff memos on the review and revision of the comprehensive plan; and

WHEREAS, the city analyzed land use, housing and employment capacities in its land use capacity included in the material presented to the planning commission by the city's consultant, in accordance with RCW 36.70A.215, and in a housing inventory and analysis, which evaluated housing needs and capacity for various income levels, and determined that it can meet its housing and employment targets as allocated by the Pierce County Regional Council, and that no inconsistencies exist between the goals and policies in the amendments to the comprehensive plan and the actual and projected growth patterns examined in the analysis; and

WHEREAS, the city reviewed the Growth Management Act, Puget Sound Regional Council Vision 2050 and Transportation 2050 Plans, Department of Commerce Periodic Update Checklist for Cities, and the Pierce County Countywide Planning Policies to identify revisions needed to the comprehensive plan to be consistent with all applicable regional and state requirements, and has made the necessary revisions; and

WHEREAS, the draft amendments to the comprehensive plan were transmitted to the Washington State Department of Commerce on October 31, 2024, at least 60 days prior to adoption, and on January 9 and with follow-up on February 10, 2025, the amendments were sent to the Puget Sound Regional Council, surrounding jurisdictions, and a notice of the availability of the amendments was provided to federal, state, local agencies and jurisdictions, tribes, and interested organizations and parties; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), the city issued a Determination of Nonsignificance (DNS) which was distributed to the Department of Ecology and surrounding jurisdictions, posted on the project webpage, and notice of availability was affected agencies and tribes through the Department of Ecology website; and

WHEREAS, the planning commission held 20 study sessions and public hearings open to the public on the Introduction, general elements, neighborhood plans and subarea plans, and appendices chapters of the comprehensive plan to review proposed amendments and consider public comments; and

WHEREAS, five public open houses were held to provide information about the draft comprehensive plan. A public hearing was held on the draft comprehensive plan to receive public testimony on November 21, 2024; and

WHEREAS, the city council has received a recommendation from the Gig Harbor Planning Commission at their December 5, 2024, study session; and

WHEREAS, the city council held study sessions on December 5, 2024, January 9, 2025, January 16, 2025, February 13, 2025 and February 27, 2025, to consider the recommendations from the planning commission and proposed amendments; and

WHEREAS, the city council throughout the study sessions to review the draft recommendation of the planning commission, provided direction to the community development department to prepare amendments to the planning commission's recommendation for consideration which are included at an attachment to the March 24 city council meeting packet; and

WHEREAS, the city council finds the draft document is consistent with the Growth Management Act, other state statutes, VISION 2025, and the Pierce County Countywide Planning Policies; and

WHEREAS, the city received an application for comprehensive plan amendment (PL-COMP-23-0002) regarding changes to the city's wastewater policies; and

WHEREAS, the application was consolidated as part of the comprehensive plan's periodic review;

NOW, THEREFORE, the City Council of the City of Gig Harbor do ordain as follows:

Section 1. The Gig Harbor Comprehensive Plan and its appendices adopted by Ordinance 1322 is hereby repealed and replaced by the Gig Harbor 2044 Comprehensive Plan and appendices as recommended by the Gig Harbor Planning Commission through its action on November 21, 2024, and amended by the city council, attached hereto as Exhibit A.

Section 2. Comprehensive plan amendment #PL-COMP-23-0002 is denied due to inconsistency with the comprehensive plan's wastewater analysis and policies.

Section 3. The city clerk is directed to transmit a complete and accurate copy of this ordinance, as adopted, to the Department of Commerce within ten days after final adoption, pursuant to RCW 36.70A.106 and WAC 365-196-630.

Section 4. The city's Official Land Use Map adopted by Ordinance 1322 is hereby repealed in its entirety.

Section 5. The city's Official Land Use Map, which is comprised in its entirety and attached hereto as Exhibit B, is hereby adopted as is fully set forth herein.

Section 6. Severability. If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 7. Correction of Errors. The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

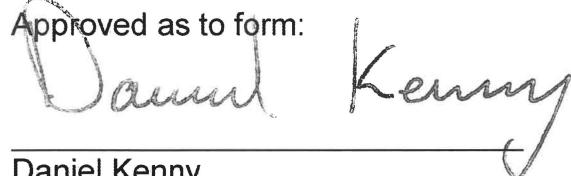
Section 8. Effective Date. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this 14th day of April, 2025.

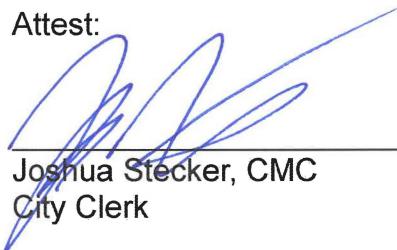


Mary K. Barber
Mayor

Approved as to form:


Daniel Kenny
City Attorney

Attest:


Joshua Stecker, CMC
City Clerk