

Gig Harbor Peninsula Community Plan Implementation Ordinance No. 2002-113s

Background:

- ◆ Gig Harbor Peninsula Community Plan was drafted by a 15-member CPB (Community Planning Board)
- ◆ The Council adopted the Community Plan on March 12, 2002, with an effective date of December 1, 2002.
- ◆ The regulations to implement the Community Plan were drafted in a series of five meetings with the Peninsula Advisory Commission (PAC) between June and August 2002.
- ◆ The Council adopted the regulations to implement the plan on November 12, 2002 with an effective date of December 1, 2002.

Implementation Involves Many Parts of the Pierce County Code:

- ◆ Title 18 - General Provisions
- ◆ Title 18A - Zoning
- ◆ Title 18B - Signs
- ◆ Title 18J - Design Standards and Guidelines

Summary of Implementing Regulations for Gig Harbor Peninsula Plan Area			
Item #	Location in Ordinance	Code Section	Amendment
1	Exhibit A Page 1	18.40.020 - Application Filing	This change provides submittal requirements for projects within the City of Gig Harbor's Urban Growth Area.
2	Exhibit B Page 3	18A.25.100 A.2.d. Public Institutional Zone	This new zone classification will be implemented in the Employment Center designation. The Public Institutional zone is intended to provide for the siting of public facilities.
3	Exhibit B Page 5	18A.25.100 G. Urban Use Table	Amendments to the urban use table reflect the uses permitted in the Gig Harbor UGA pursuant to the City of Gig Harbor's zoning code.
4	Exhibit B Page 25	18A.25.150 A.2.g. Rural Airport Zone	New zone classification. The Rural Airport Zone will permit new commercial and light industrial uses that support the general aviation activities when consistent with an approved Planned Unit Development (PUD).
5	Exhibit B Page 26	18A.25.150.B.2.h Rural Sensitive Resource Zone	New zone classification. New development within the RSR classification shall utilize LID techniques described in the Community Plan to limit the maximum effective impervious coverage to 10%.
6	Exhibit B Page 27	18A.25.150.E Rural Use Table	Amendments to the Rural Use Table implement the new Rural Airport zone and Rural Sensitive Resource zone.
7	Exhibit B Page 37	18A.25.160.E Rural Airport Overlay	New overlay. Provides limitations on the use of land, which are intended to protect the airport from neighboring land uses that are incompatible with aviation activities.
8	Exhibit B Page 38	18A.25.160.G Urban Sensitive Resource Overlay	New overlay requires LID along the ravines and stream corridors in the UGA. To meet this standard, LID techniques described in the Community Plan must be followed to limit the maximum effective impervious coverage to 10%.
9	Exhibit B Page 38-40	18A.25.220 - 18A.25.280	A variety of amendments augment the current list of use types. These changes include clarification of uses associated

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		Description of Use Types	with airports, fish processing and sales of fish products and boat repair facilities.
10	Exhibit B Page 43	18A.35.020. Density and Dimension Table	The modifications to this section provide standards that are consistent with the density and dimension standards in the City of Gig Harbor's UGA.
11	Exhibit B Page 60	18A.35.050. Open Space Lands	Amendments to this section implement the community plan by requiring LID techniques in open space areas. Additional standards would limit timber harvest in open space tracts and require that undersized culverts be removed prior to County acceptance of an open space dedication.
12	Exhibit B Page 61	18A.35.050.F Open Space Lands. Rural Sensitive Resource	Several new standards would apply to areas designated as open space in the Rural Sensitive Resource classification. These standards provide stream and lake buffers for these areas specifically for the Community Plan area. The stream and lake standards would sunset upon adoption of new buffers in Title 18E.
13	Exhibit B Page 63	18A.75.080 Planned Unit Developments	New PUD type for RA classification. These amendments create a permitting process for the essential public facility at Tacoma Narrows Airport.
14	Exhibit "C" Page 10	18B.40.030 Items of information.	Eliminate the standard that states a syllable of a word is considered one item of information.
15	Exhibit "D" Page 11	18J.40 Gig Harbor Peninsula Community Plan Design Standards and Guidelines.	This new chapter implements Objective 11 through Objective 14 in the community plan. These objectives address the community plan polices for urban and rural design.

Summary of Implementing Regulations with County-Wide Applicability			
ID	Location in Ordinance	Section in Code	Amendment
16	Exhibit B Page 38-40	18A.25.220 - 18A.25.280 Description of Use Types	A variety of amendments augment the current list of use types. These changes include clarification of uses associated with airports, fish processing and sales of fish products and boat repair facilities.
17	Exhibit "C" Page 8	18B.20.120 Off-Site Readerboard Signs	This amendment provides standards for off-site readerboard signs in a manner that is consistent with a Current Planning policy.
18	Exhibit "D" Page 2	18J.10 Design Standards and Guidelines - General Provisions	Amendments to the General Provisions of the Design Chapter clarify the administrative procedures for administrative design review (ADR) and to introduce the site plan review (SPR) requirements.
19	Exhibit "D" Page 8	18J.15 County-wide urban design standards and guidelines	County wide design residential standards have been moved from the Zoning Code (18A.35.025) to Title 18J.