

Gig Harbor City Council

October 13, 2014

5:30 p.m.



AGENDA
GIG HARBOR CITY COUNCIL MEETING
Monday, October 13, 2014 – 5:30 p.m.

CALL TO ORDER / ROLL CALL:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of City Council Minutes Sep. 22, 2014.
2. Correspondence / Proclamations: a) Domestic Violence Awareness Month
3. Liquor License Action: a) Application: Sparklehorse; b) Special Occasion Liquor License – BSA; c) Renewals: Harvester, Fred Meyer #601, QFC #864, and Bella Kitchen Essential.
4. Receive and File: a) Lodging Tax Advisory Committee Minutes Sep. 10, 2014; b) Parks Commission Minutes Aug. 6, 2014; c) Parks Commission Minutes Sep. 3, 2014; d) Intergovernmental Affairs Committee Minutes Sep. 22, 2014.
5. Resolution No. 973 – Surplus Equipment – IT
6. Dedication of Right-of-Way – 7315 Soundview, LLC
7. Approval of Payment of Bills Oct. 13, 2014: Checks #76539 through #76664 and direct deposits in the amount of \$1,429,772.37

PRESENTATIONS:

1. Domestic Violence Awareness Month – Court Administrator, Stacy Colberg.

OLD BUSINESS:

1. Second Reading of Ordinance - Proposed Amendments to GHMC 17.99.545 - “Historic District Railings”.

NEW BUSINESS:

1. Text Amendment Initiation – Performance Based Height Exceptions.
2. Countywide Planning Policies – Potential Annexation Areas Update.

CITY ADMINISTRATOR / STAFF REPORT:

1. Visit from Prime Minister of Croatia, City Administrator, Ron Williams.
2. Grandview Forest Park Tree Evaluation Update, Jeff Langhelm

PUBLIC COMMENT:

MAYOR’S REPORT / COUNCIL COMMENTS:

ANNOUNCEMENT OF OTHER MEETINGS:

1. Hearing Examiner: Thurs Oct 16th at 9:30 am Special Location 14105 62nd Ave NW, Gig Harbor.
2. Budget Worksessions: Mon. Oct. 20th and Tue. Oct 21st at 5:30 p.m.

ADJOURN:

















DRAFT MINUTES
GIG HARBOR CITY COUNCIL MEETING
Monday, September 22, 2014 – 5:30 p.m.

CALL TO ORDER / ROLL CALL:

Mayor - Jill Guernsey: Present
Council Member - Timothy Payne: Present
Council Member - Steven Ekberg: Present
Council Member - Casey Arbenz: Present
Council Member - Rahna Lovrovich: Present
Council Member - Ken Malich: Present
Council Member - Michael Perrow: Present
Council Member - Paul Kadzik: Present

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of City Council Minutes Sep. 8, 2014.  
2. Liquor License Action: a) Application: Safeway.  
3. Receive and File: a) Planning/Building Committee Minutes July 7, 2014;   b) Public Works Committee Minutes Sep. 8, 2014;   c) Planning/Building Committee Minutes Sept. 16, 2014.  
4. Policy for Council Appearance via Speakerphone.  
5. Resolution No. 971 – Amendments to Flexible Spending Plan.  
6. Public Works Operations Center Wetland Review – Consultant Services Contract.  
7. Public Works Shop Roof Replacement – Small Public Works Contract Award.  
8. East Tank Design Improvements – Consultant Services Contract.  
9. Proclamations: Croatian Heritage Day.  
10. Approval of Payment of Bills Sep. 22, 2014: Checks #76504 through #76538 in the amount of \$731,099.48.

MOTION: [Move to adopt the Consent Agenda as Presented.](#)



Council Member - Steven Ekberg: Motion
Council Member - Timothy Payne: 2nd
Council Member - Timothy Payne: Approve
Council Member - Steven Ekberg: Approve
Council Member - Casey Arbenz: Approve
Council Member - Rahna Lovrovich: Approve
Council Member - Ken Malich: Approve
Council Member - Michael Perrow: Approve
Council Member - Paul Kadzik: Approve

PRESENTATIONS:

1. [Outstanding Wastewater Treatment Plant Award](#). Mayor Guernsey asked Darrel Winans and the WWTP Staff to come forward. Mayor Guernsey presented this award and congratulated the staff for this award which has awarded to Gig Harbor eight years in a row.



[Darrel Winans](#) praised the members of his staff for their dedication and hard work. He introduced those who were present, Nancy Nayer, Matt Quinlisk, Joe Pominville, and Norine Alvarado.

2. [City Tourism Video](#) – [Karen Scott, Communications and Tourism Director](#) introduced the city's newest marketing video. The Mayor and Council were very complimentary of the

3. [2014 Trolley Service](#)  . Tina Lee, with the Pierce Transit Business Development Office, presented an update on the Gig Harbor Trolley Service. She reported that 2014 was very successful and they are strategizing for 2015.

4. [Chamber of Commerce - U.S. Open Update](#). On behalf of the Gig Harbor Chamber of Commerce Development Committee, Carola Filmer, Port of Tacoma and Al Abbott, Carrotstick Marketing, gave an update on the efforts and plans to welcome the 2014 U.S. Open.

OLD BUSINESS:

1. [Public Hearing, First Reading and Adoption of Ordinance No. 1301 – Moratorium on Marijuana Uses.](#)   Senior Planner Lindsey Sehmel presented a brief overview of the ordinance.

[Mayor Guernsey opened the public hearing at 6:13 p.m.](#)

[Jeni Woock, Citizens for the Preservation of Gig Harbor – 3412 Lewis Street](#) Ms. Woock said Constitution Week was not honored when Council did not allow retail marijuana sales to move forward. She asked Council to vote no on the moratorium.

[There were no further comments and the public hearing closed at 6:17 p.m.](#)

MOTION: Move to adopt Ordinance No. 1301.

Council Member - Steven Ekberg: Motion

Council Member - Michael Perrow: 2nd

Council Member - Timothy Payne: Approve

Council Member - Steven Ekberg: Approve

Council Member - Casey Arbenz: Approve

Council Member - Rahna Lovrovich: Approve



Council Member - Ken Malich: Approve

Council Member - Michael Perrow: Disapprove

Council Member - Paul Kadzik: Approve

NEW BUSINESS:

1. [Public Hearing and First Reading of Ordinance - Proposed Amendments to GHMC](#)

17.99.545 - "Historic District Railings."   Senior Planner Peter Katich presented the background for this ordinance that proposes a three-tiered approach to railing requirements in the Historic District. He addressed Council questions.

[Mayor Guernsey opened the public hearing at 6:41 p.m.](#)



[Wade Perrow – 9109 Harborview Drive.](#) Mr. Perrow voiced concern that the proposed amendments will still require a top and bottom rail and the definition of continuity of design.

[Peter Katich responded](#) to Mr. Perrow's concern regarding the need for a top rail, which is based on the Design Review Board determination. He then addressed Council questions and concerns.

[Planning Director Jennifer Kester](#) continued to address Council questions on the intent of the ordinance and explained that the Design Review Board and Planning Commission had quite a bit of discussion on this. She addressed further Council questions.

[There were no further comments and the public hearing closed at approximately 6:55 p.m.](#)

After further deliberation, staff was asked to make the [recommended amendments](#) to the ordinance and bring it back for a second reading at the next meeting.

2. [Public Hearing and First Reading of Ordinance - Proposed Amendments to GHMC relating to Trees, Landscaping, and Vegetation.](#)   Ms. Sehmel presented the background for this ordinance to allow for greater opportunity to create a more natural site design while meeting the Washington State Growth Management Act requirements.

[Councilmembers asked for clarification on the amendments. Mayor Guernsey opened the public hearing at 7:14 p.m.](#)

[Wade Perrow – 9109 No. Harborview Drive.](#) Mr. Perrow first asked to keep the public comment portion open after council deliberation. He asked for examples of how this would apply, and to identify the approximate number of sites affected by this ordinance. He used photos of his property to illustrate how this would affect development.

[Christine Hewitson –](#) Ms. Hewitson said she would like to defer her three minutes to Wade Perrow. Mayor Guernsey responded that we don't allow people to defer.

[John Chadwell – Olympic Property Group 11505 Burnham Dr. NW Ste 103.](#) Mr. Chadwell voiced concerns with the 5% tree retention increase and how this affects development, safety issues, and temporary irrigation.

[Councilmembers said](#) they would like to allow Mr. Perrow to complete his comments.

[Wade Perrow](#) continued to make a comparison from sites already partially cleared which would make it easier to meet the new retention requirement than if the site isn't cleared. The 25% retention of trees is a major issue.

[There were no further comments and the public hearing closed at 7:22 p.m.](#)

[Ms. Kester responded to Council questions. The Mayor announced a five minute break at 7:48 p.m.](#)

[The meeting resumed at](#) 7:56 p.m. and Ms. Kester continued to address Council questions.

[Staff was asked to bring examples](#) of how these amendments will apply. [A recommendation was made to Council](#) to discuss their concerns at the October 6th joint worksession.

CITY ADMINISTRATOR / STAFF REPORT:

1. [AWC Wellness Program Mini-grant](#). City Administrator Ron Williams announced that the city qualifies to apply for a \$900 Wellness Grant to use on the wellness program, largely because of the efforts of Executive Assistant Shawna Wise.

2. [The Request for Qualifications for a Farmer's Market](#) manager was posted today, reported Mr. Williams, and the survey to garner public input is on the city's website.

PUBLIC COMMENT:

[John Ortgeisen - 2814 Slippery Hill Drive](#). Mr. Ortgeisen, spoke positively of the Gig Harbor Farmer's Market and Dale Schultz, the current manager. He said there is a lack of participation by certain vendors with perishable products because it is outdoors and weather conditions. He said he was offended to have his merchandise categorized as a souvenir. He asked Council to allow the market to stay the same.

MAYOR'S REPORT / COUNCIL COMMENTS:

[Croatian Heritage Day Proclamation](#). Mayor Guernsey announced that the Prime Minister of Croatia is visiting Gig Harbor on Sunday, September 28th. She turned it over to Councilmember Malich who recognized staff for their involvement and offered more information on the visit.

[Councilmember Ekberg reported](#) that the AWC RMSA Board of Directors recently held their Board Meeting at the Gig Harbor Civic Center this past Friday.

[Councilmember Perrow attended](#) the Harbor Wildwatch 10th Anniversary Celebration at Skansie Park. They awarded the "Partner of the Year Award to the City of Gig Harbor.

[Councilmember Payne commented](#) on the quality of the marketing video. He credited the Lodging Tax Advisory Committee for choosing the vendor. He then reminded Council of the October 4th History Museum Annual Benefit at the new Tacoma Narrows Airport Hangar. This year they will be honoring the founders of the museum.

ANNOUNCEMENT OF OTHER MEETINGS:

1. Joint City Council / Planning Commission Meeting: Mon. Oct. 6th at 5:30 p.m.
2. Public Works Committee: Mon. Oct. 13th at 4:00 p.m.
3. Budget Worksessions: Mon. Oct 20th and Tue. Oct 21st at 5:30 p.m.

[EXECUTIVE SESSION: The Mayor announced that Council would adjourn to executive session](#) for approximately 10 minutes for the purpose of discussing property acquisition per RCW 42.30.110(1)(b) at 8:25 p.m.

[Council returned to regular session at 8:39 p.m.](#) and the meeting adjourned.

Jill Guernsey, Mayor

Molly Towslee, City Clerk

PROCLAMATION OF THE MAYOR OF THE CITY OF GIG HARBOR

Whereas, domestic violence is a pattern of behavior used by one individual to establish and maintain power and control over another; and

Whereas, domestic violence shatters lives, robs children of their innocence, and affects everyone regardless of race, income, or age, in every community of Washington State; and

Whereas, domestic violence is not a private family matter but a crime, the consequences of which reach with devastating effect on our community; and

Whereas, the Crystal Judson Family Justice Center is funded and operated jointly by Pierce County and the City of Tacoma and features a user-friendly style of service delivery that brings together partners from the community and from government to assist victims of domestic violence; and

Whereas, the Crystal Judson Family Justice Center serves all residents throughout Pierce County and beyond with services that are free which include victim advocacy, safety planning, electronic filing for temporary protection orders, criminal and civil legal services, housing, emergency assistance and chaplaincy services to victims of domestic violence; and

Whereas, Gig Harbor recognizes that domestic violence is everyone's responsibility, and has seen a steady rise in applications for Protection Orders at the Gig Harbor Kiosk rising from 83 in 2011, 96 in 2012, 103 in 2013 and 56 through August 2014; and

Whereas, the month of October is recognized across the nation as Domestic Violence Awareness Month;

NOW, THEREFORE, I, Jill Guernsey, Mayor of the City of Gig Harbor, do proclaim the month of October, as

Domestic Violence Awareness Month

And invite all citizens of Gig Harbor to join me in this special observance. In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Gig Harbor to be affixed this 13th day of October, 2014.

Mayor, City of Gig Harbor

Date



NOTICE OF LIQUOR LICENSE APPLICATION

RETURN TO: WASHINGTON STATE LIQUOR CONTROL BOARD
License Division - 3000 Pacific, P.O. Box 43075
Olympia, WA 98504-3075
Customer Service: (360) 664-1600
Fax: (360) 753-2710
Website: www.liq.wa.gov

TO: MOLLY TOWSLEE, CITY CLERK OF GIG HARBOR
RE: NEW APPLICATION

DATE: 9/17/14

UBI: 603-186-944-001-0002

License: 418557 - 6A County: 27
Tradenam: SPARKLEHORSE
Loc Addr: 6820 KIMBALL DR STE C
GIG HARBOR WA 98335-5123

Mail Addr: PO BOX 65532
UNIVERSITY PLACE WA 98464-1532

Phone No.: 253-948-7772 AARON JOHNSON

APPLICANTS:
SPARKLEHORSE, LLC
COPELAND, BRYAN 1980-02-19
COPELAND, MOLLY F 1982-09-05
JOHNSON, AARON M 1982-03-06
JOHNSON, APRIL L 1982-03-26

Privileges Applied For:
MICROBREWERY

As required by RCW 66.24.010(8), the Liquor Control Board is notifying you that the above has applied for a liquor license. You have 20 days from the date of this notice to give your input on this application. If we do not receive this notice back within 20 days, we will assume you have no objection to the issuance of the license. If you need additional time to respond, you must submit a written request for an extension of up to 20 days, with the reason(s) you need more time. If you need information on SSN, contact our CHRI Desk at (360) 664-1724.

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Do you approve of applicant ? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do you approve of location ? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. If you disapprove and the Board contemplates issuing a license, do you wish to request an adjudicative hearing before final action is taken? | <input type="checkbox"/> | <input type="checkbox"/> |
| (See WAC 314-09-010 for information about this process) | | |
| 4. If you disapprove, per RCW 66.24.010(8) you MUST attach a letter to the Board detailing the reason(s) for the objection and a statement of all facts on which your objection(s) are based. | | |

DATE _____ SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE _____

WASHINGTON STATE LIQUOR CONTROL BOARD - License Services
3000 Pacific Ave SE - P O Box 43075
Olympia WA 98504-3075

TO: MAYOR OF GIG HARBOR

September 22, 2014

SPECIAL OCCASION #: 090135

BOY SCOUTS OF AMERICA PACIFIC HARBOR COUNCIL
4802 S 19TH ST
TACOMA WA 98405

DATE: NOVEMBER 11, 2014

TIME: 6:30 PM TO 8:30 PM

PLACE: HARBOR HISTORY MUSEUM- 4121 HARBORVIEW DR, GIG HARBOR

CONTACT: MICHELLE SMITH 253-682-2211

SPECIAL OCCASION LICENSES

- * Licenses to sell beer on a specified date for consumption at a specific place.
- * License to sell wine on a specific date for consumption at a specific place.
- * Beer/Wine/Spirits in unopened bottle or package in limited quantity for off premise consumption.
- * Spirituous liquor by the individual glass for consumption at a specific place.

If return of this notice is not received in this office within 20 days from the above date, we will assume you have no objections to the issuance of the license. If additional time is required please advise.

- | | | |
|--|------------------------------|-----------------------------|
| 1. Do you approve of applicant? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 2. Do you approve of location? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 3. If you disapprove and the Board contemplates issuing a license, do you want a hearing before final action is taken? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

<u>OPTIONAL CHECK LIST</u>	<u>EXPLANATION</u>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
LAW ENFORCEMENT	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
HEALTH & SANITATION	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
FIRE, BUILDING, ZONING	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
OTHER:	_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

If you have indicated disapproval of the applicant, location or both, please submit a statement of all facts upon which such objections are based.

DATE SIGNATURE OF MAYOR, CITY MANAGER, COUNTY COMMISSIONERS OR DESIGNEE

LICENSED ESTABLISHMENTS IN INCORPORATED AREAS CITY OF GIG HARBOR
(BY ZIP CODE) FOR EXPIRATION DATE OF 20141231

LICENSEE	BUSINESS NAME AND ADDRESS	LICENSE NUMBER	PRIVILEGES
1. HARVESTER GIG HARBOR, INC.	HARVESTER RESTAURANT 5601 SOUNDVIEW DR GIG HARBOR WA 98335 0000	366707	SPIRITS/BR/WN REST LOUNGE + KEGS TO GO
2. FRED MEYER STORES, INC.	FRED MEYER #601 5500 OLYMPIC DR STE B GIG HARBOR WA 98335 1489	076448	GROCERY STORE - BEER/WINE
3. FRED MEYER STORES, INC.	QUALITY FOOD CENTER / QFC #864 5010 PT FOSDICK DR NW GIG HARBOR WA 98335 1715	070236	GROCERY STORE - BEER/WINE
4. GPS-GIG HARBOR, LLC	BELLA KITCHEN ESSENTIALS 4793 POINT FOSDICK DR NW GIG HARBOR WA 98335 2315	406253	BEER/WINE SPECIALTY SHOP



LODGING TAX ADVISORY COMMITTEE MINUTES

DATE: September 9, 2014
TIME: 7:30 am
LOCATION: Gig Harbor Civic Center, Executive Conference Room
SCRIBE: Maria Tobin
MEMBERS PRESENT: Jannae Mitton, Kathy Franklin, Warren Zimmerman, Mary DesMarais, Councilmember Tim Payne, Lindsey Munson, Tom Drohan, Mona Sarrensen,
MEMBERS ABSENT: Sue Braaten
STAFF PRESENT: Karen Scott

INTRODUCTION

Councilmember Tim Payne called the meeting to order at 7:37 am in the Executive Conference Room. Presented to the LTAC were the following handouts: Lodging Sales Tax Figures through June 2014; a 2015-2016 spending proposal; Komo 4 broadcast schedule; an Alaska Air Advertising informational handout and the latest rack card publications. The meeting opened with discussion regarding the 2015-2016 Biennial Budget.

1. Budget discussion

Ms. Scott referred to the 2015-2016 spending proposal that was passed out and requested the committee to provide feedback on the need for a Media Consultant as a part of the 2015 US Open, and also asked about continuing the contribution for the PT Trolley for 2015 and 2016.

Ms. Scott advised the group that in 2014, the City contributed \$25,000 toward the Trolley and she stated that she believes that Pierce Transit will possibly ask for the same amount; however, that will be determined September 22nd as Pierce Transit presents their proposal to City Council. Councilmember Payne asked if everyone in the group agreed with providing support for the PT Trolley for 2015 & 2016, and he was not met with any objections.

Ms. Scott then asked the committee if they felt it necessary to hire a media relations professional to help develop and implement a strategy for the City of Gig Harbor as a

part of the US Open 2015. Within the proposal, the 2015 budget has allotted \$25,000 for such a contract. The committee agreed that it was not only pertinent, but it would be advantageous to hire someone as soon as possible to begin marketing Gig Harbor, as it is less than a year out from the tournament. The committee suggested putting out a call to various media relations consultants to return back to the committee with at least three qualified professionals to decide on in October. A subcommittee to evaluate interested parties was established, consisting of Ms. Sarrensen, Ms. Mitton, Ms. Munson and Ms. Franklin. As for the remainder of the proposal, the majority of the LTAC committee agrees with the 2015-2016 spending proposal presented at this meeting.

2. Website update show and tell

Ms. Scott presented the LTAC with the new website that is estimated to go live in October.

3. Update on Visitor Information Centers and Go West Summit

Ms. Scott reported that the Skansie VIC has been wildly successful and has even more visitors than what was anticipated since its opening at the end of July.

Mr. Zimmerman also advised the committee that he will be presenting City Council with the need to update the Visitor Information Center on Judson and the Gig Harbor Chamber of Commerce will be asking the City for funding to assist in an upgrade for tenant improvements for the Visitor Information Center. Some technical upgrades are also necessary to keep the visitor center up to date in relation to other visitor centers in our local area. Zimmerman anticipates these upgrades taking place in the first quarter of 2015 and has not yet determined a budget amount for this upgrade.

As a result of the Go West summit, Karen announced that Gig Harbor will be hosting two travel writers in the fall that learned of Gig Harbor after attending the Summit. A travel writer from Hong Kong, with a radio show there, is planning to come back to Gig Harbor in coordination with the TRCVB and another travel writer from San Francisco, an author of a girlfriend travel blog and website, is coming back in October to visit and write about her stay in Gig Harbor.

4. Video premier, broadcast schedule

The Committee was presented with the new tourism video completed in August 2014 to

replace the existing tourism video that was filmed in 2012. Ms. Scott advised the hotels that she would supply them with their individual editions shortly. The committee was also advised that Komo will be supplied a 15 and 30 second version and a schedule of that airing was provided to all committee members.

5. Upcoming events

Ms. Scott advised the committee of the important upcoming presentations to City Council: Both the US Open Chamber Economic Development Subcommittee update and Pierce Transit Trolley update will both be presented at the City Council Meeting on September 22nd at 5:30 pm.

6. Confirmation of next meeting

The group agreed upon the next LTAC meeting to be scheduled for January 13th 2015, 7:30 am at the Gig Harbor Civic Center.

7. Adjournment

This meeting adjourned at 8:48 am

Respectfully submitted,



Maria Tobin
Tourism & Communications Assistant
City of Gig Harbor

MINUTES
GIG HARBOR PARKS COMMISSION
Wednesday, August 6, 2014 – 5:30 p.m.
Community Rooms A/B

CALL TO ORDER / ROLL CALL:

Commission members present: Gregg Vermillion, Nicole Hicks, Sara McDaniel, Christine Hewitt and Doug Pfeffer. Absent: Nick Tarabochia and John Skansi

Welcome New Members – Gregg Vermillion and Nicole Hicks

APPROVAL OF MINUTES:

MOTION: Move to approve June 4, 2014 meeting minutes as presented.
McDaniel / Pfeffer – unanimously approved.

OLD BUSINESS:

1. PARKS COMMISSION WORK PROGRAM

Public Works Director Jeff Langhelm reviewed the Parks Commission Work Program list of priorities submitted by the Parks Commission from their June 4, 2014 meeting. The proposed Work Program was revised by the Public Works Committee on June 14, 2014 and approved by City Council on July 14, 2014 as follows:

Visioning at Crescent Creek Park	Prepare and complete a visioning process that includes public input to develop a master plan for the park properties encompassing Crescent Creek Park.	1
Visioning of the Old Burnham Drive Properties	Prepare and complete a visioning process that includes public input to develop a master plan for the park properties encompassing the Old Burnham Drive area.	2
Private Use and Structures in Public Parks	The Council has requested the Parks Commission move forward with completing the originally proposed policy.	3
Field Reservations (including KLM Park)	Consider fully implementing the initial pilot program for reserving the baseball field at Crescent Creek Park and review expanding to KLM Park.	4
Helmet Requirements in Any Public Land	The Parks Commission would like to review current helmet requirements and possibly expand to all wheeled equipment on public land.	5
Harbor Hill Park Temporary Trails	No action. Move forward without further planning effort as discussed at the May 19 joint work study session.	N/A*

RECOMMENDATION / ACTION / FOLLOW-UP:

Work item #1 will be dependent on 2015 budget objective being approved to hire a consultant to provide a conceptual design.

Work item #2 will be accomplished by the Parks Commission with the assistance of Planning and Public Works staff. Next Parks Commission meeting will be held at the Old Burnham site in order to familiarize staff and the Parks Commission with the property.

NEW BUSINESS:

Commission Vice Chair Pfeffer mentioned that he had been contacted about KLM Veterans Memorial Park possibly becoming a sister park with a Beaconsfield, Quebec Veterans park.

RECOMMENDATION / ACTION / FOLLOW-UP:

Mr. Pfeffer will forward more details about the request to the Public Works Director for consideration.

PARK UPDATES:

Several Parks Commission members brought up recent concerns about safety on the Cushman Trail.

Public Works Director Langhelm advised the Commission that a Consultant was being hired to provide a tree evaluation and recommendations for dealing with the Laminated Root Rot issue at Grandview Forest Park.

Public Works Director Langhelm said that measures were being implemented to help deal with the geese issues at Skansie Brothers Park.

PUBLIC COMMENT: None

Meeting adjourned at 6:30 p.m.

Respectively submitted,

Terri Reed

MINUTES
GIG HARBOR PARKS COMMISSION
Wednesday, September 3, 2014 – 5:30 p.m.
Location: Old Burnham Properties, 11722 Burnham Drive

CALL TO ORDER / ROLL CALL:

Commission members present: Nick Tarabochia, John Skansi, Christine Hewitson, Sara McDaniel, Nicole Hicks and Gregg Vermillion. Absent: Doug Pfeffer

Staff members present: Public Works Director Jeff Langhelm, Public Works Superintendent Marco Malich and Public Works Assistant Terri Reed

OLD BUSINESS:

1. OLD BURNHAM PROPERTIES VISIONING - SITE VISIT

Commission members and staff toured the park property and discussed ideas for potential improvements in the future.

NEW BUSINESS:

None

PARK UPDATES:

None

PUBLIC COMMENT:

None

Respectively submitted,
Terri Reed



City of Gig Harbor
Intergovernmental Affairs Council Committee

Councilmembers Malich, Payne, and Perrow

Minutes

September 22, 2014 – 4:00 p.m.
Gig Harbor Civic Center – Executive Conference Room

[Call to Order / Roll Call](#)

Position #1 - Timothy Payne
Position #5 - Ken Malich
Position #6 - Michael Perrow, 4:04pm
Mayor - Jill Guernsey, 4:07pm
City Administrator – Ron Williams
Executive Assistant – Shawna Wise
Briahna Taylor – GTH, 4:25pm
Dale Learn – GTH via teleconference
Travis Lumpkin – GTH via teleconference

[Federal Legislative Update](#)

Congress passed a continuing resolution to fund the Federal Government through the early part of December. Campaigns have been ongoing for the mid-term elections. They will come back for the Lame Duck Session on November 12.




1. [Sand Spit Update](#) Dale Learn said that when Congress returns for the Lame Duck Session, we hope to see the Coastguard authorization bill and sand spit transfer on the list of items.
2. [Maritime Washington National Heritage Area Act \(S. 2576/H.R. 5038\)](#) Dale Learn explained this act seeks to authorize a federally designated heritage area in the Puget Sound Region involving maritime issues. Gig Harbor was mentioned several times. If legislation is enacted, it would emphasize maritime issues, preservation, economic development, etc., and creates a federal designation where they appropriate money and it would make it easier to receive federal funding.
3. Other Near-Term Federal Issues Impacting the City.
 - [Predictions and Impacts of the Federal Mid-Term Elections](#). Dale Learn said the elections could affect the committee members and how the dynamic between congress, President, and working legislation would go. On a positive side, if it flipped to the Republicans we could see more congressionally sponsored projects in legislation. Senator Cantwell could become Chairman of the Energy and Natural Resources Committee which would be helpful to us as we build an effort to try to enact the Maritime National Heritage Act.
 - [Budget and Policy Issues for the “Lame Duck” Session](#). Dale Learn explained that what happens in the midterm will impact what the list will look like. He said Congress will have to

deal with the remainder of the 2015 fiscal year. They feel that if Republicans take power they will do a long-term CR. All 13 appropriations bills passed previously will have a new date of September 30 so no new level of funding. Mr. Learn said that if the Democrats remain they would likely do Omni-bus appropriations.

- [Prime Minister from Croatia](#) Dale Learn congratulated the City for getting the Prime Minister to Gig Harbor. Ron Williams said he invited Derek Kilmer but had not received confirmation and noted that the Senators will be involved in the event in Seattle.

[Recap](#) Travis Lumpkin said that given the language for the sand spit transfer has been vetted on both side, we are in a good position to see that bill passed. He said the Maritime Heritage Act is a regional issue, bi-partisan support and doesn't feel there would be much opposition. This could open up a new set of funding for the City.

State Legislative Update

1. [West Sound Alliance – Regional Transportation Update](#)  ⇐ Briahna Taylor said a number of meetings have been held. She said the language on the Tacoma Narrows Bridge to extend sales tax has been added. It is set to expire in 2018. The group is also looking at different data points to justify the funding need for each project.
2. [October 1st Capital Funding Request Deadline](#) Briahna Taylor said the City needs to decide what project we are requesting. Ron Williams said it will be the Maritime Pier Extension and City staff is working on the application. Ms. Taylor stated there needs to be a discussion about what funding is needed and what it will be used for. She emphasized this is a very tight timeline. She said the Governor's office will be visiting the site so we can give them a personal experience tied to the project request. Councilmember Payne emphasized there is a lot of work to be done on this by City staff within the week.
3. [AWC Legislative Agenda Development](#)  ⇐ Briahna Taylor reviewed the AWC legislative agenda items and asked if the City would like any of these items included on the list of the City's agenda items. Ron Williams said he would like to add the first note on marijuana to the City's agenda. Councilmember Payne stated all three items on marijuana should be on the City's agenda, Councilmember Perrow agreed. Councilmember Malich said he agrees with have the last two items, not the first.
4. [Draft Gig Harbor State Legislative Agenda](#)  ⇐ Briahna Taylor shared the City's 2015 agenda. Ron Williams stated he would like to see the lift on 1% property tax added to the City's agenda. Councilmembers agreed to adding the 1% lift as well as adding the REET. Ms. Taylor recommended having legislators come to Gig Harbor to see the Maritime Pier Extension project. Council and Staff agreed to a meeting prior to their visit to discuss details of the project and a draft agenda.

Other Business

1. [Port of Tacoma support for Maritime Pier improvements](#) Councilmember Payne wanted to recognize this as a potential funding source. Mayor Guernsey said the Port is not at the point to sign a letter of support, but we are getting there.
2. [Pierce Transit Route #100 Changes](#) Councilmember Perrow would like to see the route changed to serve one of our major employment corridors. Ron Williams will speak to our City attorney on how we approach this change.

Adjourn

Next Meeting: October 13, 2014, 3:00 pm

City of Gig Harbor State Legislative Agenda for the 2015 Legislative Session

Priority Legislation: Maintaining Public Immunity on Docks

The City of Gig Harbor will work with the 26th district legislative delegation to pursue legislation that allows the City to maintain public immunity on its docks when imposing a moorage fee. Public immunity is the principle that if an unintentional injury occurs at a park, open space, water channel, or other public property, then the public agency owning that property is not liable for that injury. In 2000, the Supreme Court ruled that if a jurisdiction is imposing a fee of any kind on the public property, then the jurisdiction forfeits its public immunity. Because of this Supreme Court case, the City of Gig Harbor stopped imposing moorage fees. At a time when city funds are scarce and the state is moving more toward a fee-for-service system, the City would like to amend the law to allow jurisdictions to impose moorage fees without losing public immunity. Similar amendments have already been to accommodate the state parks, off-road vehicles, fish and wildlife lands, the Discover Pass and more – this legislation will extend the same principle to local parks.

Capital Funding Request: Maritime Pier Extension

CURRENTLY WORKING WITH STAFF

Transportation Funding

WORKING w/ WEST SOUND ALLIANCE

Protecting State-Shared Revenues

The City supports the continued appropriation of state-shared funds to local governments, including funds such as liquor excise taxes and profits, streamlined sales tax mitigation funding, the city-county assistance account, and the municipal criminal justice account. Additionally, the City supports legislation to restore growth to the liquor profit/fee revenues. Combined, these funds provide a significant amount of revenue to the City's general fund.

Local Sharing of Marijuana Tax Revenues

The new recreational marijuana industry is subject to up to a 75% state excise tax, but none of this potential funding is directed to locals to address public safety needs and other local impacts. Gig Harbor would like to support the associations of the cities and counties in pursuing legislation that provides shared revenue to allow for the local enforcement of marijuana laws.

Public Works Assistance Account Loan Funding

The City of Gig Harbor supports restoring funding to the Public Works Assistance Account (PWAA) loan program. Last year, the Legislature chose not to fund the Public Works Board's recommended loan list, and instead redirected PWAA revenue into the state general fund, this included a 6-year redirection of utility tax and real estate excise tax revenues from the PWAA to the state general fund. Moving forward, the City supports efforts to restore funding to the program.

Public Records Reform

The City of Gig Harbor is a place where people live, work, play, shop and explore.

It is a vibrant place where residents, visitors and boaters enjoy a walkable waterfront, picturesque views and the natural environment.

It is a place that celebrates and perpetuates the character and traditions of a working waterfront and preserves historic neighborhoods.

It is a place that supports and values local retail shops and services.

It is a place that provides services for recreations and commercial boating.



AWC Legislative Committee Meeting September 16, 2014 (DRAFT) Summary and Recommendations

Below are some brief observations of the discussion, followed by proposed Committee recommended priorities to the AWC Board.

- The Committee agreed with most staff recommendations that these items should comprise our priorities and no NEW ones were suggested.
- Based on the discussions there was a general understanding that several of the issues can be “grouped” together
- The Committee wants to be engaged in putting meat on the bones on several items (examples include making sure we have the right mix of local option transportation items and what the list of cost-driver solutions looks and feels like).
- The Committee understands the challenges of maintaining and restoring shared revenue and infrastructure resources, but urges AWC to not keep advocating for these absent some new ideas – including to be actively engaged in consideration of new revenues for the state.
 - The Committee asked to be a part of figuring out how best to do this over the coming months and staff agreed.
- AWC and city officials at home need to better articulate the consequences of funding cuts and the benefits of continued or restored funding.
- AWC needs to figure out how best to engage the Committee both during the November meeting and after the 10/3 Board meeting. They have useful strategy input and suggestions.

Based on the Committee’s discussions, staff has prepared the following recommendations (still in no particular order) to forward to the Board of Directors for consideration for adoption as AWC’s 2015 Legislative Agenda priorities.

Maintain Existing State-shared Revenue

Work to maintain existing state shared revenue and oppose any further cuts. Cities are willing to work with the State to explore ways to ensure that this funding remains available to the jurisdictions that rely upon it. In addition, continue to seek restoration of diverted liquor taxes and removal on the cap on liquor profits.

Exploring new revenue options and greater flexibility:

Cities will explore the possibility of new revenue opportunities to fund needed local services and look at options for creating greater flexibility within existing funding sources. Options may include:

Lift the 1% Property Tax Cap

Cities support revisiting the local government 1% property tax revenue limit to determine if there is a better local option approach that will balance the public’s desire for property tax limitations with the reality of keeping pace with funding service needs.

Greater Authority and Flexibility for REET

Explore potential REET changes as an option for enhancing needed infrastructure funding and maintenance

In the likely event, however, that a statewide transportation package does not pass, AWC supports new and enhanced local transportation revenue options and for the state to refrain from transferring funds out of programs that benefit locals, such as TIB, to state transportation programs.

Freight Rail Safety

AWC will support improved freight rail safety including additional funding at both the State and Federal levels.

Marijuana

Preserve existing local regulatory authority over marijuana related businesses and share marijuana excise tax revenue with cities to address criminal justice needs and other local impacts.

- Cities oppose any preemption of local authority over traditional land use, licensing, local taxes and fees, and other regulatory functions in regards to marijuana production or distribution.
- To support the success of I-502 and diminish the impact of the illegal market, cities need a share of anticipated I-502 revenues to cover efforts on education and criminal justice.
- Cities support reconciling the recreational and medical marijuana markets to ensure legitimate patient access, enforceability and compliance with federal expectations.

Exploring new revenue options and greater flexibility:

Cities will explore the possibility of new revenue opportunities to fund needed local services and look at options for creating greater flexibility within existing funding sources. Options may include:

Lift the 1% Property Tax Cap

Cities support revisiting the local government 1% property tax revenue limit to determine if there is a better approach that will balance the public's desire for property tax limitations with the reality of keeping pace with funding service needs.

Greater Authority and Flexibility for REET

Explore potential REET changes as an option for enhancing needed infrastructure funding.

State Imposed Cost Drivers

- Cities oppose creation of NEW cost drivers without sufficient additional revenue authority.
- Cities will seek opportunities to address existing cost drivers and promote changes that would eliminate or lower the impact of such cost drivers.

The following issues were discussed, but based on Committee discussion and staff recommendations, they will not be advanced as priorities at this time.

- Clarify city utility tax authority on water & sewer districts serving city customers
- Public Defense Funding

If Committee members feel that these recommendations do not accurately reflect the discussion, please let Dave Williams know no later than Monday, September 22.

West Sound Alliance

Consent Agenda - 4d
Please note Page 6 of 6
This project list is a work in progress.
September 11, 2014

	6 Years	10 Years	20 Years
SR 104 Kingston Re-alignment <i>Feasibility study in 2015</i>	\$9 M		
SR 307 Bond Road Widening: to 4 lanes <i>Feasibility to be determined</i>			
SR 305 Corridor : Multi-Modal Safety /Capacity Improvements			
SR 305 Bainbridge Ferry Terminal to Agate Pass Bridge (3 intersections @ 1 lane)	\$15 M		
Agate Pass Bridge Replacement Feasibility (30% Design) Study	\$200 K		
Agate Pass Bridge Replacement Construction			\$80 + M
SR 305 Agate Pass to Poulsbo (Hostmark)			
SR 305 at Suquamish Way Intersection: Construction	\$4 M		
Johnson Road @ SR 305: Construction	\$4 M		
SR 305 Hostmark to South Poulsbo City Limits : Construction	\$8 M		
Sound to Olympics Trail Sections: Winslow ferry to SR 3 (Poulsbo)	\$5 M		\$20 M
SR 303 Silverdale ~ Bremerton Transit Corridor: BRT/Light rail			
		\$30 M	\$10 M
SR 3 North: Poulsbo to Hood Canal Bridge – additional (holding) lane (N bound)	\$5 M		
SR 3 North: Poulsbo to Hood Canal Bridge – additional (climbing) lane (S bound)			\$5 M
SR 3 South: Mason County to Gorst – 4 lanes			\$115 M
SR 3 South: SR3 Sam Christopherson Intersections (N&S)		\$8 M	
SR 3 North to Bremerton: Feasibility study underway 2015			
Gorst Interchange		\$40 M	
Railroad bridge	\$55 M		
SR3 / 304 Interchange: Construction			
HOV lanes, widen to 5 lanes (HOV) SR 304 ↔ Bay Street/SR 166			\$63 M
SR 16 Gig Harbor Improvements to SR3 HOV Lanes			
Congestion Relief Study: SR 16 – Tacoma Narrows Bridge – SR 302	XX		
HOV lane extensions SR 166 to Gig Harbor			\$145 M
Olympic Drive Overpass Improvements	XX		
Harbor Hill Drive Extension	\$12 M		
SR 302 (SR 3 to 16) Improvements: EIS Completion	\$2.4m		
SR 160 Sedgwick East to Bethel – 4 lanes Needs study to determine best fix			
SR 16 West to Glenwood Road via Sedgwick		\$15 M	
SR 160 – SR 166 Bethel Corridor			\$40 M
Port Orchard Gateway Project: Phase 1 (Tremont to Port Orchard Blvd)	\$17 M		
Phase 2 (Tremont: Port Orchard Blvd to SR 166)			\$5 M
Belfair Bypass <i>how can this be segmented?</i>			
	\$70—80 M		
Belfair Trail System: Allyn to Bremerton	XX		
Park & Ride System: 6 yrs: Silverdale ; 10 yrs: E. Bremerton; Port Orchard; Gorst; Mullinex; Noll Rd; Belfair			
	\$7.5 M	\$8.5 M	
Transit Transfer Centers: 6 yrs: Silverdale 10 yrs: E. Bremerton; W. Bremerton			
	\$2.5 M	\$2.5 M	
Column Totals	\$227 M +	\$104 M	\$483 M +
Total 6 year / 6+10 year / 6+10+20 year	\$227 M +	\$331 M +	\$814 M +



**Business of the City Council
City of Gig Harbor, WA**

Subject: Resolution – Surplus Equipment

Dept. Origin: Information Services

Proposed Council Action:

Prepared by: Heidi Othman *HO*

Adopt Resolution No.973
Surplusing the city-owned equipment.

For Agenda of: October 13, 2014
Exhibits: Resolution 973

Initial & Date

Concurred by Mayor: *SJH 9.23.14*
Approved by City Administrator: *RW 9/24*
Approved as to form by City Atty: *N/A*
Approved by Finance Director: *SP 9/24*
Approved by Department Head: *[Signature] 9.23.14*

Expenditure Required	\$0	Amount Budgeted	\$0	Appropriation Required	\$0
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INFORMATION / BACKGROUND

The city has a surplus of antiquated equipment which needs to be properly disposed. This surplus occurred due to the replacement of outdated equipment.

FISCAL CONSIDERATION

The surplus equipment will be sold to either a recycling center or charity organization to be refurbished and reused.

BOARD OR COMMITTEE RECOMMENDATION

N/A

RECOMMENDATION / MOTION

Move to: Adopt Resolution No. 958 surplusing this city-owned equipment.

RESOLUTION NO. 973

**A RESOLUTION OF THE CITY OF GIG HARBOR
DECLARING CITY EQUIPMENT SURPLUS AND ELIGIBLE
FOR SALE.**

WHEREAS, the Gig Harbor City Council has determined that city-owned equipment is surplus to the City's equipment needs and has been or is in need of being replaced with new equipment; and

NOW, THEREFORE, the City Council of the City of Gig Harbor hereby resolves as follows.

To declare as surplus:

EQUIPMENT	Quantity	SERIAL	ASSET NUMBER
Dell 755 Optiplex Dell Precision T3400 Dell Precision M60 Dell Latitude D830 Dell Optiplex Dell Precision T5400	1 1 1 1 1 1	7G3G7F1 3GCG1G1 11GHR61 6VCW3G1 19S80C1 DGH8NF1	01579 01632 01205 01635 01392 01587
Dell Monitor D1226H	1	59119-D3EZ9-c8	00958
<u>Miscellaneous Items:</u> Dead UPS's Keyboards Infocus LP 530 Projectors	10 7 2	7kn23490096 7kn234900187	
<u>Printers:</u> Dymo 400 Dymo 450 Epson 845 Workstation	1 1 1	93089 1750110 PKFY158434	02142 02014

PASSED ON THIS day of October 13, 2014.

APPROVED:

MAYOR JILL GUERNSEY

ATTEST/AUTHENTICATED:

MOLLY M. TOWSLEE, CITY CLERK

FILED WITH THE CITY CLERK: 09/23/14
PASSED BY THE CITY COUNCIL: 10/13/14
RESOLUTION NO. 973



Business of the City Council
City of Gig Harbor, WA

Subject: Dedication of Right-of-Way agreement – Cozort Short Plat – 7315 Soundview LLC

Dept. Origin: Public Works Engineering

Prepared by: Jeff Langhelm, P.E. *AL*
Public Works Director

Proposed Council Action:

Accept Dedication of Right-of-Way agreement and authorize the Mayor to sign documents necessary for conveyance.

For Agenda of October 13, 2014

Exhibits: Dedication of Right-of-Way
Vicinity Map

	Initial & Date
Concurred by Mayor:	<i>BJ</i> 10-8-14
Approved by City Administrator:	<i>RW</i> 10-8-14
Approved as to form by City Atty:	Via email
Approved by Finance Director:	N/A
Approved by Department Head:	<i>AL</i> 10/7/14

Expenditure Required	\$0	Amount Budgeted	\$0	Appropriation Required	\$0
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INFORMATION/BACKGROUND

As required for the Cozort Short Plat, 7315 Soundview LLC is providing the City with a Dedication of Right-of-Way along Soundview Drive frontage for parcel number 0221081004. The additional right-of-way will provide the area necessary for frontage improvements associated with the Plat to construct a connecting sidewalk by the developer. The sidewalk will be maintained by the City upon acceptance of the frontage improvements. The required Right-of-Way dedication is three feet by one hundred eighteen feet along the westerly edge of the parcel abutting Soundview Drive.

BOARD OR COMMITTEE RECOMMENDATION

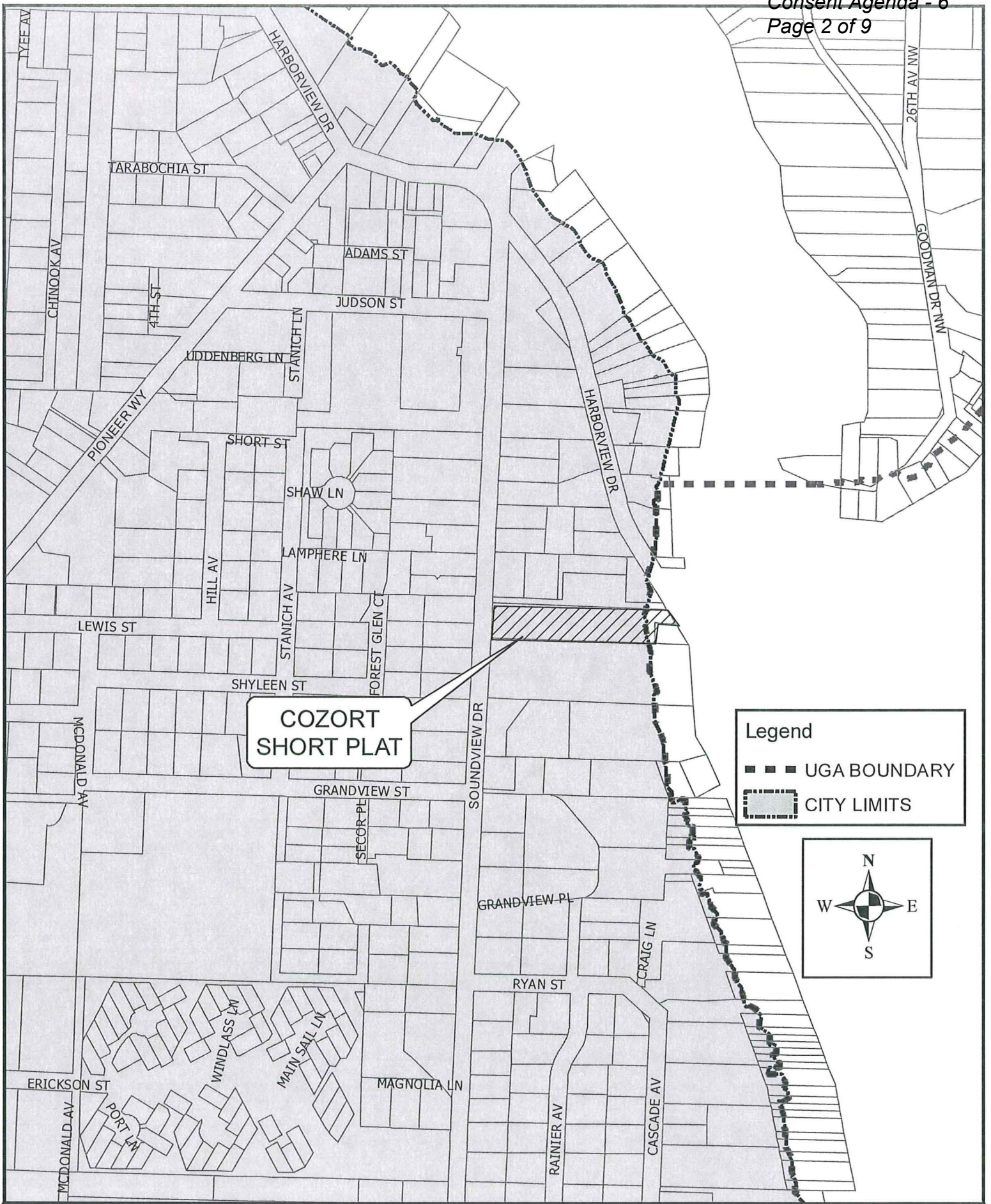
None

FISCAL CONSIDERATION

None

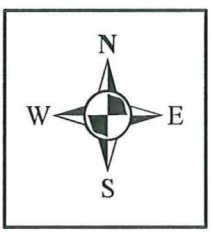
RECOMMENDATION/MOTION

Accept Dedication of Right-of-Way agreement and authorize the Mayor to sign documents necessary for conveyance.



Legend

- UGA BOUNDARY
- CITY LIMITS



COZORT SHORT PLAT - PARCEL NO. 0221081004
VICINITY MAP

AFTER RECORDING RETURN TO:

The City of Gig Harbor
Attn: City Clerk
3510 Grandview Street
Gig Harbor, WA 98335

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Document Title(s) (or transactions contained therein):

Dedication of Right-of-Way

Grantor(s) (Last name first, then first name and initials)

7315 Soundview LLC

Grantee(s) (Last name first, then first name and initials)

City of Gig Harbor

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)

Section 08, Township 21, Range 02, Quarter 13

Assessor's Property Tax Parcel or Account Number: 0221081004

Reference Number(s) of Documents assigned or released:

**DEDICATION OF
RIGHT-OF-WAY**

THIS DEDICATION OF RIGHT-OF-WAY, executed this date by 7315 Soundview LLC, a limited liability company, whose mailing address is PO Box 206, Gig Harbor, WA 98335, as the "Grantor" herein:

WITNESSETH:

WHEREAS, Grantor owns a fee simple interest in the following real property, commonly known as 7315 Soundview Drive, Gig Harbor, Washington, 98332 and legally described in **Exhibit A** attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor desires to grant to the City of Gig Harbor (the "City") an easement consisting of a three foot wide strip required for frontage improvements along the entire western portion of the property abutting Soundview Drive to be utilized for right-of-way, entrance approach, and utility purposes;

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged,

GRANTOR HEREBY GRANTS AND CONVEYS to the City, a perpetual, nonexclusive right-of-way easement, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, improve, replace and remove right-of-way and right-of-way related improvements and utilities under, over, in, along, across and upon that portion of the Property described in **Exhibit B** attached hereto and incorporated herein (the "Right-of-Way Easement"). The location of the Right-of-Way Easement is shown on the Right-of-Way Easement Location Map attached hereto as **Exhibit C** and incorporated herein.

[Remainder of page intentionally left blank.]

This Dedication of Right-of-Way shall be recorded in the records of the Pierce County Auditor and shall constitute a covenant running with the land for the benefit of the City, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this Dedication of Right-of-Way to be executed this 30 day of SEPT, 2014.

GRANTOR:

By: 
Its: MANAGER
Print Name: JOHN W. HOLMÅS

ACCEPTED:

CITY OF GIG HARBOR

By: _____
Its: Mayor

ATTEST:

City Clerk

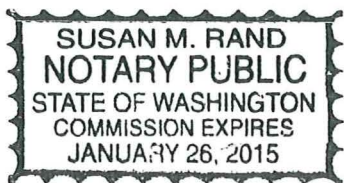
APPROVED AS TO FORM:

City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF Pierce)

I certify that I know or have satisfactory evidence that John Holmeas is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Manager of 7315 Soundview LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 9-30-2014



Susan M. Rand
Printed: Susan M. Rand
Notary Public in and for Washington,
Residing at Big Harbor
My appointment expires: 1-26-2015

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that JILL GUERNSEY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of THE CITY OF GIG HARBOR, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

Printed: _____
Notary Public in and for Washington,
Residing at _____
My appointment expires: _____

**EXHIBIT A
PROPERTY LEGAL DESCRIPTION**

PARCEL A

Beginning at a point on the West boundary line of Lot 3, in Section 8, Township 21 North, Range 2 East of the W.M., in Pierce County, Washington, 522 feet North and 30 feet East of the Southwest corner of said Lot 3 and the true point of beginning;
thence North along the West line of said Lot 3, 118 feet;
thence East on a line parallel with the South line of said Lot 3 to the shore line of Puget Sound;
thence Southerly along said shore line to a point due East of the point of beginning;
thence West to the point of beginning on a line parallel with the South line of said Lot 3;

Together with all tidelands of the second class lying in front of and abutting upon the East side of said tract.

Except Harbor View Ferry Landing Road

and Except the following described property:

Beginning 522 feet North of the Southwest corner of Lot 3;
thence East 650 feet, more or less, to the meander line of Puget Sound which last point is the true point of beginning of this description;
thence West 25 feet; thence North 4° West 69 feet;
thence East 25 feet, more or less to the meander line of Puget Sound;
thence South 4° East 69 feet, more or less, to the place of beginning;

Together with tidelands of the second class in front of and adjacent to said 69 foot tract.

PARCEL B

A non-exclusive easement for roadway for purposes of ingress and egress over a strip of land 20 feet in width described as follows:

Beginning at a point 660 feet North and 30 feet East of the Southwest corner of said Lot 3, in Section 8, Township 21 North, Range 2 East of the W.M., in Pierce County, Washington;
thence East parallel with the South line of said Lot 3, 300 feet;
thence South 20 feet;
thence West parallel with the South line of said Lot 3, 300 feet; thence North 20 feet to the point of beginning.

EXHIBIT B
RIGHT-OF-WAY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M., PIERCE COUNTY

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
THENCE ALONG THE WEST LINE OF SAID LOT 3
NORTH 01°00'10" EAST A DISTANCE OF 522.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 3
NORTH 89°59'34" EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 3
NORTH 01°00'10" EAST A DISTANCE OF 118.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 3
NORTH 89°59'34" EAST A DISTANCE OF 3.00 FEET;
THENCE PARALLEL WITH THE WEST LINE OF SAID LOT 3
SOUTH 01°00'10" WEST A DISTANCE OF 118.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 3
SOUTH 89°59'34" WEST A DISTANCE OF 3.00 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 354 SQ. FT, MORE OR LESS.

SITUATED IN PIERCE COUNTY

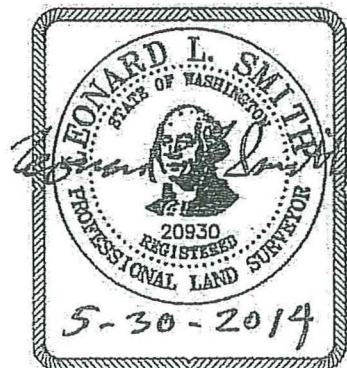
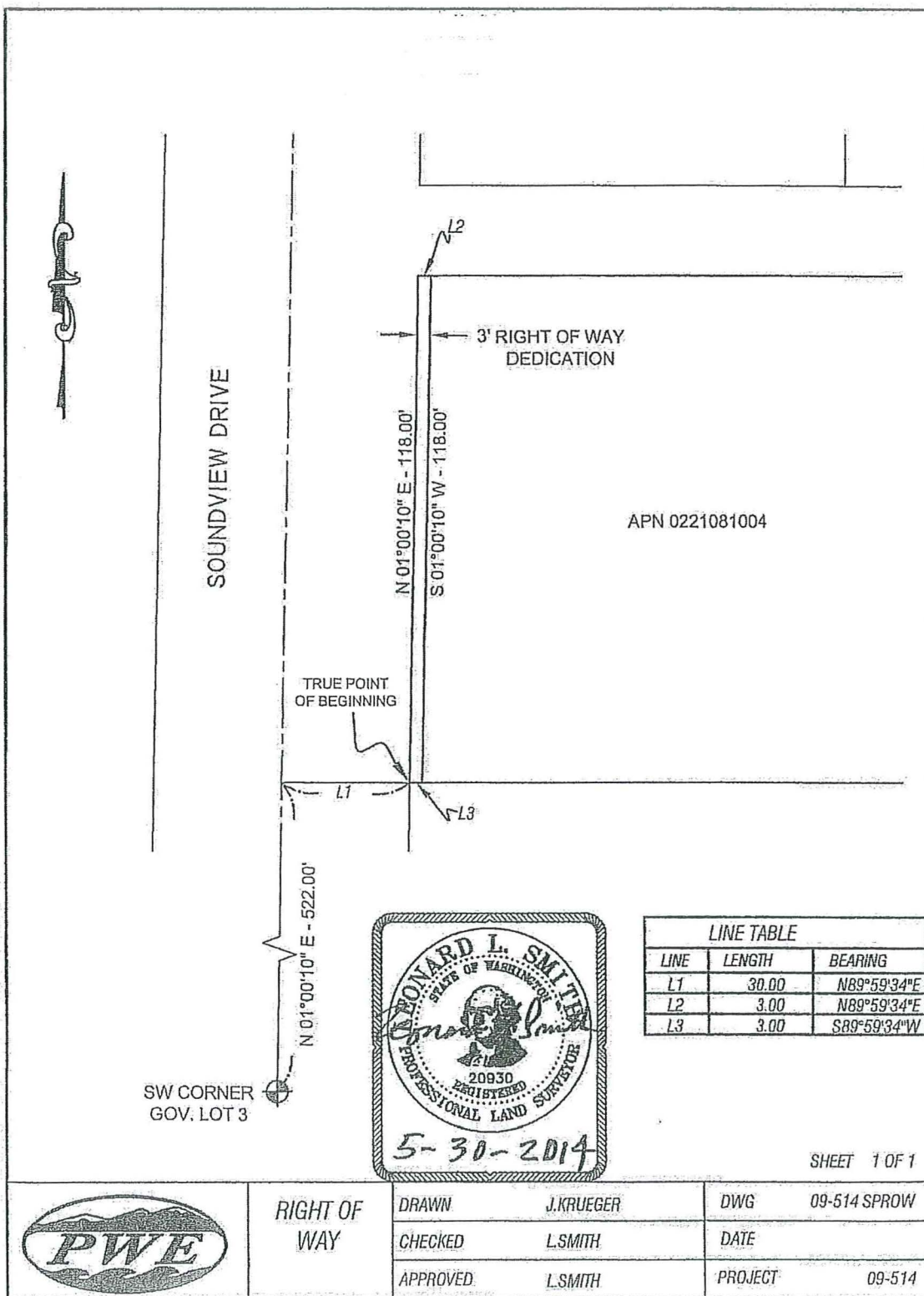


EXHIBIT C
RIGHT-OF-WAY EASEMENT LOCATION MAP



RIGHT OF WAY

DRAWN J. KRUEGER
CHECKED L. SMITH
APPROVED L. SMITH

DWG 09-514 SPROW
DATE
PROJECT 09-514

SHEET 1 OF 1



**Business of the City Council
City of Gig Harbor, WA**

Subject: Second Reading of Ordinance-
Railing Design Standards-Historic
District

Proposed Council Action: Adopt at Second
Reading of Ordinance

Dept. Origin: Planning Department

Prepared by: *PK*
Peter Katich
Senior Planner

For Agenda of: October 13, 2014

Exhibits: Draft Ordinance

Initial & Date

Concurred by Mayor:

GW 10-6-14

Approved by City Administrator:

RW 10/6/14

Approved as to form by City Atty:

emai 10/3/14

Approved by Finance Director:

N/A

Approved by Department Head:

JK 10/6/14

Expenditure		Amount		Appropriation	
Required	0	Budgeted	0	Required	0

INFORMATION / BACKGROUND

Per the Council's direction at the public hearing and first reading of ordinance conducted at its September 22, 2014 meeting, staff has further revised the city's design standards set forth in Gig Harbor Municipal Code (GHMC) Section 17.99.540-Siding & Trim-Historic District that apply to all development within the Historic District. The revisions are "highlighted" in grey and include the following:

1. Revising GHMC 17.99.545.B.1.b & c by adding a provision to each that would allow both clear glass panels and horizontal cable railings with or without a top and bottom rail for non-historic structures.
2. Reformatting proposed GHMC 17.99.545.A.1 and adding new subsection 17.99.545.A.1.d that maintains the existing requirement for historic structures that rails, posts and caps have the appearance of standard dimensional lumber products. This requirement does not apply to non-historic structures or those ineligible for listing on the city's Register of Historic Places.
3. Revising GHMC subsection 17.99.545.A.2 and 17.99.545.B.2 by deleting the word "consistent" and adding the word "compatible" for railing design on the same level.

Staff would also note that in addition to the proposed railing regulations addressed by the draft ordinance, the design alternative option set forth in GHMC Chapter 17.98, that allows the Planning Director and Design Review Board to review design alternative approaches, including

railing styles that would otherwise not be allowed, would continue to be another option that individuals could utilize to address their railing designs needs.

ENVIRONMENTAL ANALYSIS

The SEPA Responsible Official issued a Determination of Non-Significance (DNS) for the proposed amendments on July 30, 2014 per WAC 197-11-340(2). The appeal period for the DNS expired on August 20, 2014. No appeals were filed.

FISCAL CONSIDERATION

None

BOARD OR COMMITTEE RECOMMENDATION

At its March 6, 2014 meeting, the City Design Review Board recommended draft amendments to the Planning Commission for its review and recommendation to City Council. On June 26, 2014, the Planning Commission unanimously recommended a draft ordinance to the City Council for consideration.

RECOMMENDATION / MOTION

Adopt at second reading of ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, RELATING TO LAND USE REGULATION; AMENDING SECTION 17.99.540 OF THE GIG HARBOR MUNICIPAL CODE TO REMOVE RAILING DESIGN REQUIREMENTS; ADDING A NEW SECTION 17.99.545 TO THE GIG HARBOR MUNICIPAL CODE TO INCORPORATE NEW RAILING DESIGN STANDARDS FOR THE HISTORIC DISTRICT; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City's current railing design standards applicable to all development within the Historic District provide limited design options that often do not meet the needs of the City's residents; and

WHEREAS, a developer may pursue alternative railing designs through the City's design alternative process, but such process takes time and resources, and some owners choose to undertake unpermitted construction activity not in compliance with existing railing design standards rather than go through the process; and

WHEREAS, on August 8, 2013 and March 6, 2014 the City's Design Review Board (DRB) reviewed the current railing design standards and recommended amendments to the Planning Commission for review and consideration; and

WHEREAS, on April 17, 2014 and June 26, 2014, the Planning Commission conducted a work study session and a joint work study session with the DRB; respectively, to discuss the DRB's recommendation and rationale for the recommendation; and

WHEREAS, on May 17, 2014 the Planning Commission conducted a public hearing on the proposed amendments; and

WHEREAS, on July 17, 2014 the Vice Chair of the Planning Commission signed and issued the Notice of Recommendation to the Mayor and Gig Harbor City Council for Gig Harbor Municipal Code amendment file #PL-ZONE-13-0006 that addresses the proposed railing amendment; and

WHEREAS, on September 22, 2014, the Gig Harbor City Council held a public hearing on the proposed amendments; and

WHEREAS, the Gig Harbor City Council desires to amend Chapter 17.99 GHMC to provide additional railing design options within the Historic District; now, therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
ORDAINS AS FOLLOWS:

Section 1. Section 17.99.540 - Amended. Section 17.99.540 of the Gig Harbor Municipal Code is hereby amended to as follows:

17.99.540 Siding and trim – Historic district.

The following standards apply to all development within the historic district:

A. Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials.

Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or of cement-like materials; board and batten (or panels with similarly spaced battens); brick; stone (real or cultured); nonscored, split-faced or ground-faced block (CMU); stucco on single-family homes. Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.

~~B. Incorporate vertical balusters into traditional balustrade design.~~

~~Balustrades shall include both an upper and lower rail with turnings or two inch balusters, vertically installed. The balusters shall be connected to a top and bottom rail in a traditional manner, i.e., the balusters shall join at their top and bottom as opposed to contemporary style face connections. Face connections may occur on the back side of the rail if, from the front side, a traditional appearance is maintained. In waterfront zones, horizontal cable may be used in lieu of vertical balusters if a more nautical look is desired; provided, that the balustrade include top and bottom rails supported by vertical post and caps. Rails, posts and caps shall have the appearance and dimensions of standard lumber products.~~

Section 2. Railing Graphic set forth in deleted subsection 17.99.540.B shall be relocated to new subsection 17.99.545.A.1.a (see below)

Section 3. Section 17.99.545 - Added. A new Section 17.99.545 is hereby added to the Gig Harbor Municipal Code to read as follows:

17.99.545-Railings-Historic District

The following standards shall apply to all development within the historic district. All overwater piers, docks and gangways are exempt from the requirements of this section.

A. Use historically appropriate railing design for all structures either listed or eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures on the city's Register of Historic Places or eligible for listing on the register based on its architecture (refer to GHMC Section 17.97.040.A. and subsets 2, 3, 4, 7, 10, & 11) shall be one of the following options:

a. Railing design shall include both an upper and lower rail with turnings or nominal two-inch balusters, vertically installed. The balusters shall be connected to a top and bottom rail in a traditional manner, i.e., the balusters shall join at their top and bottom as opposed to contemporary-style connections. Face connections may occur on the back side of the rail if, from the front side, a traditional appearance is maintained.

[Note: Insert Railing Graphic Here]

b. Solid panel-style railing systems provided they are capped with a traditional, reduced scale railing consisting of a top rail. Clear glass and wire mesh-style panels are prohibited.

c. In waterfront zones, horizontal cable may be used in lieu of vertical balusters; provided that the railing design include top and bottom rails supported by spaced vertical posts with caps.

d. Rails, posts, and caps shall have the appearance and dimensions of standard lumber products.

2. In all cases, continuity compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be consistent compatible with the railing design of the decks and porches.

The following standards shall apply to all other development within the historic district:

B. Use architecturally appropriate quality design for those structures that are either not listed or not eligible for listing on the city's Register of Historic Places.

1. The railing design for all structures not on the city's Register of Historic Places or not eligible for listing on the register shall be one of the following options:

a. Any railing design permitted by subsections 17.99.545.A.1.a-c above, except that rails, posts, and caps do not need to have the appearance and dimensions of standard lumber products.

b. Clear glass panels are permitted provided the design includes with or without a top and bottom rail.

c. Horizontal cable may be used in lieu of vertical balusters; provided the railing includes top and bottom rails supported by spaced vertical posts and caps, with or without a top and bottom rail.

2. In all cases, continuity compatibility of design shall be utilized on any one level of a residential or nonresidential structure. Hand railings utilized on stairways providing ingress and egress from decks and porches shall be designed to be consistent compatible with the railing design of the decks and porches. Wire mesh-style panels are prohibited.

Section 4. Severability. If any section, sentence, clause or phrase of the Ordinance should be held to be 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 5. 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.

PASSED by the Council and approved by the Mayor of the City of Gig Harbor, this ___ day of _____, 2014.

CITY OF GIG HARBOR

Mayor Jill Guernsey

ATTEST/AUTHENTICATED:

Molly M. Towslee, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Angela G. Summerfield

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO:



**Business of the City Council
City of Gig Harbor, WA**

Subject: Text Amendment Initiation – Performance Based Height Exception.

Proposed Council Action: Discuss proposed amendments and consider initiation and review by direct consideration.

Move to: Direct staff to prepare a draft ordinance to bring back for public hearing and first reading at City Council on November 10th, 2014.

Dept. Origin: Planning

Prepared by: Jennifer Kester
Planning Director *JK*

For Agenda of: October 13, 2014

Exhibits: Application Packet

Concurred by Mayor:

Approved by City Administrator:

Approved as to form by City Atty:

Approved by Finance Director:

Approved by Department Head:

Initial & Date
JK 10-6-14
RW 10/6/14
email 10/6/14
N/A
JK 10/6/14

Expenditure Required	0	Amount Budgeted	0	Appropriation Required	0
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INFORMATION / BACKGROUND

Gateway Capital, LLC has requested a text amendment to allow concert halls, performing arts facilities and large format – digital fusion experience theaters district to be included in the list of structures eligible for the performance based height exceptions found in GHMC 17.67, provided the structure is not located in the Height Restriction Area (view basin). The applicant recognizes that if such an allowance is permitted, each application would still be required to meet the criteria contained in the Height Performance Based Exceptions code and ultimately receive approval from the Hearing Examiner.

Staff has provided the applicant’s request which includes a detailed description of the proposal as well as comparable small city height restrictions.

BOARD OR COMMITTEE RECOMMENDATION

The Planning and Building Committee reviewed the request on September 16, 2014 and suggested that the City Council consider direct consideration of these amendments. The Planning Commission considered the proposed text amendment at their September 18th meeting and had no objections to direct consideration by the Council.

RECOMMENDATION / MOTION

Discuss proposed amendments and consider initiation and review by direct consideration.

Move to: Direct staff to prepare a draft ordinance to bring back for public hearing and first reading at City Council on November 10th, 2014.

MEMORANDUM

To: Jennifer Kester, Planning Director, City of Gig Harbor
From: Kristin Udem, Tenant Coordinator, Uptown Gig Harbor
Date: August 13, 2014
Re: Text Amendment Request for Changes to GHMC 17.67
Performance Based Height Exceptions

RECEIVED BY
AUG 20 2014
CITY OF GIG HARBOR

Gateway Capital, LLC, is requesting a Zoning Code Text Amendment to Performance Based Height Exception, GHMC 17.76, to allow for Concert Halls, Performing Arts Facilities and Large Format – Digital Fusion Experience (DFX) theaters that are not located within the view basin, to be included in the list of structures that may apply for the exception. The purpose of this request is to allow for additional height to structures that contain innovative entertainment facilities, first rate movie theaters and performing arts theaters, for effective performance and operation within Gig Harbor. These types of structures, if allowed, would help define Gig Harbor as a destination location. By adding these specific types of structures to those already allowed to apply for Performance Based Height Exceptions, it would not negatively impact the city as each application would be reviewed for its individual circumstance. It would also be required to meet the criteria contained within the existing code and ultimately receive approval from the Hearings Examiner.

A review has been done of neighboring cities as well as similar sized cities in Washington to compare their height limits and allowable exceptions with Gig Harbor's code. The city codes reviewed were Bainbridge Island, Bonney Lake, Bremerton, Lacey, Mercer Island, Port Orchard, Port Townsend, Poulsbo and Silverdale, many of them waterfront cities. The height limitations of these cities range from 35 feet to 80 feet (see attached chart) and most would either allow outright or have existing processes to allow increased height for structures containing these uses. This request would not allow for structures that would be out of context with the aforementioned cities.

Allowing additional height for such structures would be consistent with the Gig Harbor Comprehensive Plan Community Design Element, Economic Design Element and Parks, Recreation and Open Space Element. The criteria found in the existing code for Performance Based Height Exceptions along with regulations in the existing Zoning Code, would be applicable to ensure that a small-town scale for structures that address the human scale as well as preserving views would still pertain (Goals 4.6, 4.7 and 4.9). Concert Halls, Performing Arts Theaters and large format theatres would also increase local economic opportunities and could allow for property revitalization within Gig Harbor (Goal 7.2). Last, these types of uses could

encourage organizations to develop and operate specialized and special interest cultural facilities (Goal 11.7)

In addition to being consistent with the City of Gig Harbor Comprehensive Plan, this request would be consistent with the Washington State Growth Management Act by encouraging development in Urban Areas and promoting the retention and expansion of existing businesses and recruitment of new businesses to Gig Harbor.

This request may be applicable to other future uses within the community, but currently would enable Gig Harbor's existing movie theater to maintain its relevancy among the theaters within other nearby communities. In order to compete with the state of the art theaters in Tacoma, Lakewood and Bremerton, Galaxy Uptown would like to provide one, large format, Digital Fusion Experience (DFX) screen to the property. These types of theaters utilize the latest in the technology to create a total immersion experience where the viewer feels as though they are part of the movie. One of the key components of this is to have a very large, floor to ceiling movie screen that would be a minimum of 40 feet tall. When roof trusses and structure are added, approximately 45 feet of total height would be required. Not only do these types of theaters provide great quality entertainment films, but they also provide an abundance of educational programming. This improvement to the community would provide economic and cultural relevance to Gig Harbor.

Comparable Small Cities Height Restrictions

Municipality	Height limit in similar commercial district	Exceptions	Code Reference
Bainbridge Island Pop. 23,263	45 feet	35 feet south of Parfitt	18.12.020
Bonney Lake Pop. 17,967	35 feet	Up to 50 feet with directors approval	18.26.050
Bremerton Pop. 39,251	45'	Up to 80'	20.62.012 20.70.060
Lacey Pop. 48,000	80 feet	40 feet adjacent to residential	16.27.110
Mercer Island Pop 23,661	36 feet	Up to 50 feet with major site feature in Town Center	19.04.010 19.11.040
Port Orchard Pop. 11,680	27-39 feet	CUP allows up to 55'	16.40.025
Port Townsend 9,117	40-50 depending on zone	No more than 3 stories	17.20.030
Poulsbo Pop. 9,393	35 feet	Outdoor theater screens listed as specific exemption	18.80.040 18.80.310
Silverdale (Kitsap County) Pop 19,204	35 feet	Up to 45 feet	17.382.110
Pierce County Gig Harbor Pop 7,549	60 feet		18A.15.040

Chapter 17.67
PERFORMANCE-BASED HEIGHT EXCEPTIONS AND HEIGHT EXEMPTIONS

Sections:

- 17.67.010 Intent.
- 17.67.020 Applicability – Performance-based height exceptions.
- 17.67.030 Applicability – Height exemptions.
- 17.67.040 Complete application.
- 17.67.050 Permit type.
- 17.67.060 Review criteria.
- 17.67.070 Special review criteria for athletic field lighting.
- 17.67.075 Special review criteria for school facilities.
- 17.67.076 Special review criteria for museums.
- 17.67.080 Duration of approval and expiration.

RECEIVED BY
AUG 20 2014
CITY OF GIG HARBOR

17.67.010 Intent.

This chapter is intended to identify those structures and uses for which standard height limits are not appropriate and to provide review procedures and criteria for those special situations where the height restrictions of this title may be relaxed. Performance-based height exceptions are intended to allow structures that require height in excess of height limits for effective performance and operation. Performance-based height exceptions are not intended to be used as a means of circumventing individually inconvenient height restrictions. (Ord. 988 § 1, 2005; Ord. 950 § 1, 2004).

17.67.020 Applicability – Performance-based height exceptions.

A. Approvals of performance-based height exceptions may be given to only the following structures:

1. Elevated reservoirs, water tanks or standpipes under the jurisdiction of the city or another water district;
2. Transmission line towers;
3. Fire training towers;
4. Athletic field lighting;
5. Gymnasiums and performing arts-related facilities for primary and secondary schools;
6. Museums.

7. Concert Halls, Performing Arts Facilities and Large Format Theaters (DFX, IMAX or technical evolution thereof) that are not located within the view basin as defined in GHMC 17.62.

B. Performance-based height exceptions are prohibited for the following:

1. Communications facilities regulated by Chapter 17.61 GHMC;
2. All new structures on parcels identified as prominent on the city of Gig Harbor visually sensitive areas map;
3. All new structures within the view sheds of a significant vista, as identified on the city of Gig Harbor visually sensitive areas map. (Ord. 1229 § 3, 2011; Ord. 1033 § 1, 2006; Ord. 988 § 2, 2005; Ord. 950 § 1, 2004).

17.67.030 Applicability – Height exemptions.

The following structures are exempt from the height restrictions of this title:

- A. Traffic lights and signals;
- B. Light standards installed on street rights-of-way;
- C. Flagpoles that display flags of a political subdivision;
- D. Height exemptions are prohibited for communications facilities designed to look like any of the above, which are regulated under Chapter 17.61 GHMC, Communication Facilities. (Ord. 950 § 1, 2004).

17.67.040 Complete application.

An application for a performance-based height exception shall contain seven copies of the following information:

- A. The title and location of the proposed project, together with the names, addresses and telephone numbers of the recorded owners of the land and the applicant, and if applicable, the name, address and telephone number of any architect, planner, designer or engineer responsible for the preparation of the plan, and of any authorized representative of the applicant;
- B. A written description addressing the scope of the project, the use of the site, and the nature and height of the proposed structures;
- C. Color, type, model and specification of all proposed structures. Include the area of illumination and intensity of lighting in footcandles for athletic field lighting;
- D. A vicinity map showing site boundaries and existing roads and accesses within and bounding the site;
- E. Site plans drawn to a scale no smaller than one inch equals 30 feet showing location and size of uses, location of proposed and existing structures, critical areas and wetlands, buffer areas, proposed areas of disturbance or construction outside of the building and structure footprint, yards, open spaces and landscaped areas and any existing structures, easements and utilities;

F. Cross sections of proposed structures and topographic information;

G. A written statement of justification for granting the exception pursuant to the requirements of GHMC 17.67.060, 17.67.070, and 17.67.075, if applicable;

H. All application requirements of GHMC 19.02.002. (Ord. 1197 § 41, 2010; Ord. 988 § 3, 2005; Ord. 950 § 1, 2004).

17.67.050 Permit type.

A performance-based height exception is a Type III permit. (Ord. 950 § 1, 2004).

17.67.060 Review criteria.

Except for review occurring under GHMC 17.67.075 or 17.67.076, the applicant shall demonstrate that the following criteria for approval of the exception have been satisfied:

A. The increased structure height is necessary for effective performance and operation and is the minimum necessary for the structure to function in its intended and permitted use; and

B. Visual impacts beyond the site and within environmentally sensitive areas have been minimized by such measures as, but not limited to:

1. Avoidance, to the extent possible, of shade or light cast into critical areas and wetlands where shade or light may impact the biological functions of critical areas and wetlands;
2. Using color or material to blend the structure into the surrounding environment;
3. Screening the structure with vegetation;
4. Avoidance, to the extent possible, of light trespass onto adjacent properties. (Ord. 1033 § 2, 2006; Ord. 988 § 4, 2005; Ord. 950 § 1, 2004).

17.67.070 Special review criteria for athletic field lighting.

In addition to the criteria specified in GHMC 17.67.060, the applicant for an exception for athletic field lighting shall demonstrate that the following criteria for approval of the exception have been satisfied:

A. Athletic field light fixtures to be installed are a "shoebox" style and downward-directional; and

B. Both fixtures and poles are painted black, brown or dark green. (Ord. 950 § 1, 2004).

17.67.075 Special review criteria for school facilities.

Because primary and secondary schools may have different visual impacts than other smaller-scale structures listed under GHMC 17.67.020, the applicant shall demonstrate that the following criteria for approval have been satisfied, instead of the criteria listed under GHMC 17.67.060 or 17.67.076:

A. The increased structure height is necessary for effective performance and operation and is the minimum necessary for the structure to function in its intended and permitted use and to meet the requirements of the design manual*; and

B. Increased height in no wise exceeds:

1. Forty-five feet above natural grade as measured under the provisions of GHMC 17.99.370(D); and
2. Fifty-six feet above natural grade at the lowest point of the building footprint.

C. Visual impacts beyond the site and within environmentally sensitive areas have been minimized by measures such as, but not limited to:

1. Avoidance, to the extent possible, of shade or light cast into critical areas and wetlands where shade or light may impact the biological functions of critical areas and wetlands;
2. Avoidance, to the extent possible, of light trespass onto adjacent properties;
3. Within the height restriction area, avoidance, to the extent possible, of obstruction of existing views from adjacent properties through sensitive location of new structures on the site. (Ord. 1229 § 4, 2011; Ord. 1033 § 3, 2006; Ord. 988 § 5, 2005).

* Increased height shall not be approved beyond what is minimally needed for functional purposes except as required to meet basic design manual requirements or to achieve, as recommended by the design review board, design continuity or otherwise address zone transition considerations under GHMC 17.99.200.

17.67.076 Special review criteria for museums.

Museums may require height in excess of other uses to preserve and display large historical artifacts and to provide public viewing areas. The height exception for museums shall be limited to artifact display. The applicant must demonstrate that the following criteria for approval have been satisfied, instead of the criteria listed under GHMC 17.67.060 or 17.67.075:

A. The museum must provide regular, frequent, and ongoing public access to exhibits; and

B. The increased structure height is necessary for effective performance and operation and is the minimum necessary for the structure to function in its intended and permitted use and to meet the requirements of the design manual*; and

C. Visual impacts beyond the site and within environmentally sensitive areas have been minimized by measures such as, but not limited to:

1. Avoidance, to the extent possible, of shade or light cast into critical areas and wetlands where shade or light may impact the biological functions of critical areas and wetlands;

2. Avoidance, to the extent possible, of light trespass onto adjacent properties;

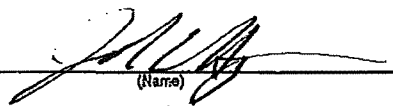
3. Within the height restriction area, avoidance, to the extent possible, of obstruction of existing views from adjacent properties through sensitive location of new or remodeled structures on the site. (Ord. 1033 § 4, 2006).

* Increased height shall not be approved beyond what is minimally needed for functional purposes except as required to meet basic design manual requirements or to achieve, as recommended by the design review board, design continuity or otherwise address zone transition considerations under GHMC 17.99.200.

17.67.080 Duration of approval and expiration.

The duration of performance-based height exception approvals and expirations shall be governed by GHMC 19.02.008. (Ord. 1197 § 42, 2010; Ord. 950 § 1, 2004).

PL-Zone 14-0005

<p>CITY OF GIG HARBOR APPLICATION</p> <p><input checked="" type="checkbox"/> Zoning Code Text Amendment <input type="checkbox"/> Area-Wide Zoning Map Amendment</p>	<p style="text-align: center;">CITY USE ONLY</p> <p>Date Received: <u>8/20/14</u> By: <u>JK LCA</u> Receipt # _____ By: _____</p>
<p>Name of project / proposal: <u>Amendment to applicable building types for a Performance Based Height Exception</u></p>	
<p>Applicant: <u>Gateway Capital, LLC</u> <small>(Name)</small></p> <p><u>4423 Pt Fosdick Dr NW # 100-2</u> <u>851-4557</u> <small>Street Address Phone</small></p> <p><u>Gig Harbor WA</u> <u>98335</u> <small>City & State Zip</small></p> <p>Owner: <u>Gateway Capital LLC</u> <small>(Name)</small></p> <p><u>4423 Pt Fosdick Dr # 100-2</u> <u>851-4557</u> <small>Street Address Phone</small></p> <p><u>Gig Harbor WA</u> <u>98335</u> <small>City & State Zip</small></p> <p>I (We):  <u>8/14/14</u> <small>(Name) Date</small></p> <p><u>John Hogan</u> <small>Signature Date</small></p>	<p>Property Location (for map amendment): Address: _____ Section: _____ Township: _____ Range: _____ Assessor's Tax Parcel Number: _____ Full Legal Description (attach separate sheet if too long) Acreage or Parcel Size _____</p> <p>Utilities: 1. Water Supply (Name of Utility if applicable) a. Existing: _____ b. Proposed: _____ 2. Sewage Disposal: (Name of Utility if applicable) a. Existing: _____ b. Proposed: _____ 3. Access: (name of road or street from which access is or will be gained.)</p>
<p>For Map Amendments: Current Zoning District: _____ Existing land use: Describe (or illustrate separately) existing land use, including location of all existing structures and setbacks (if any) from property lines.</p>	

RECEIVED BY
AUG 20 2014
CITY OF GIG HARBOR

$\$3550 + \$425.00 \text{ (sepa.)} = \$3975.$



Business of the City Council
City of Gig Harbor, WA

Subject: Countywide Planning Policies
– Potential Annexation Areas Update

Proposed Council Action: Review the provided materials relating to the amendments to the Pierce County Countywide Planning Policies.

No additional action is required if the Council has no concerns with these amendments.

Dept. Origin: Planning Department

Prepared by: Lindsey Sehmel - AICP
Senior Planner

LNS

For Agenda of: October 13, 2014

Exhibits: Proposal Packet

Initial & Date

Concurred by Mayor:

3/1 10-6-14

Approved by City Administrator:

RW 10/6/14

Approved as to form by City Atty:

via email 9/30/14

Approved by Finance Director:

N/A

Approved by Department Head:

JK 9/30/14

Expenditure		Amount		Appropriation	
Required	0	Budgeted	0	Required	0

INFORMATION / BACKGROUND

Pierce County has requested the City Council review the proposed amendments to the Countywide Planning Policies (CPPs) clarifying the role and process of designating Potential Annexation Areas (PAAs) within the county. The Pierce County Regional Council, on which Mayor Guernsey serves, recommended adoption of the proposed amendments on June 24, 2014.

In general, the amendments to the CPPs address refining and adding policies regarding the future annexation of unincorporated urban growth areas (UGAs) by adjacent cities and towns does not apply to the City of Gig Harbor, due to the fact that all of Gig Harbor's UGAs are all associated with the city. These amendments reflect the opportunity for jurisdictions to identify 'unassociated UGAs' as potential annexation areas within their comprehensive plans. A complete summary of the amendments can be found on Page 1 & 2 of the attached materials.

BOARD OR COMMITTEE RECOMMENDATION

The Planning and Building Committee was informed of the pending amendments to the CPPs and recommended the item for the October 13th meeting.

RECOMMENDATION / MOTION

Review the provided materials relating to the amendments to the Pierce County Countywide Planning Policies.

No additional action is required if the Council has no concerns with these amendments.



2401 South 35th Street, Room 175
Tacoma, Washington 98409-7460

DATE: August 5, 2014

TO: Pierce County City and Town Mayors and Council Members
Pierce County Regional Council Members (PCRC)
Pierce County City and Town Clerks

RE: Interlocal Agreement - Amendments to the Pierce County Countywide Planning Policies,
Potential Annexation Areas (PAAs)

The Pierce County Regional Council (PCRC) recommended the enclosed amendment to the Pierce County Countywide Planning Policies (CPPs). As the first step in the ratification process, the Pierce County Council adopted Ordinance No. 2014-17s on June 24, 2014. This action signifies Pierce County's approval of the proposed amendment to set guidelines in the establishment of Proposed Annexation Areas (PAAs), and authorizes the Pierce County Executive to execute interlocal agreements with the Cities and Towns of Pierce County to ratify the proposal. This correspondence is the official transmittal of the PCRC's recommendation to amend the CPPs, and request for ratification of the proposal.

The proposal refines and adds various policies addressing the annexation of unincorporated urban areas by adjacent cities and towns:

- 1) Establishing "Potential Annexation Areas" (PAAs). A Potential Annexation Area refers to an unincorporated area within the designated urban growth area which a city or town has identified as being appropriate for annexation at some point in the future; and
- 2) Relabeling "urban service areas" designated within the Pierce County Comprehensive Plan at the conclusion of its 2013 amendment cycle as a PAA for the appropriate jurisdiction. As related to the PAAs:
 - Require jurisdictions to identify PAAs within their respective comprehensive plan;
 - Require joint planning agreements prior to expanding or adding to the existing PAAs;
 - Encourage the resolution of existing overlaps;
 - Discourage the creation of unaffiliated "islands" between cities and towns; and,
 - Encourage the resolution of split parcels prior to the initial designation of PAAs.
- 3) Pursuing a more coordinated strategy to encourage annexation of areas within designated Urban Growth Areas (UGA). This strategy encompasses:
 - Encouraging joint planning agreements and annexation plans for existing areas affiliated with cities and towns;
 - Limiting cities and towns to the annexation of territory only within their adopted PAA;
 - Exploring and establishing financial incentives to encourage annexation of unincorporated urban areas;
 - Exploring potential partnerships between the County and cities/towns in grant funding opportunities to overcome annexation obstacles;
 - Encouraging cities and towns to include a mix of existing commercial, residential, and vacant areas, if appropriate, in future annexation proposals;

Pierce County Mayors, Council Members, PCRC Members, Clerks
August 5, 2014
Page 2

- Identifying unincorporated “islands” between cities and towns as the County’s highest priority for annexation; and,
- The County supporting annexation of an area if a joint planning agreement has been signed with the respective city or town.

For this proposal to be amended into the CPPs, it must be ratified by Pierce County jurisdictions. Ratification is achieved once 60 percent of the jurisdictions in Pierce County representing 75 percent of the total population approve the proposal. Demonstration of approval may be executed through an interlocal agreement, or the absence of a legislative action to disapprove the proposed amendment by **December 21, 2014**. *Note: This is the 180-day approval process established through amendments to the CPPs.*

If your jurisdiction is in favor of this proposal, it may either:

- Pass an ordinance/resolution within the interlocal agreement and PAA amendment language; or
- Take no action addressing the proposed amendment.

If your jurisdiction is **not** in favor of the proposal, it should pass a resolution stating its opposition. Please send a signed copy of the resolution to Cindy Anderson, Pierce County Planning and Land Services, 2401 South 35th Street, Room 175, Tacoma, WA 98409. The resolution must be received no later than **December 21, 2014**.

The Pierce County Ordinance, which includes the interlocal agreement and amendments to the Countywide Planning Policies, and an explanatory sheet are included for your convenience. *Note that jurisdictions do not have the ability to make line item modifications.*

If your jurisdiction takes action to ratify the proposal, send **two original signed copies** of the interlocal agreement and a copy of your resolution, ordinance, or meeting minutes authorizing approval to:

Pierce County Planning and Land Services
Attn: Cindy Anderson
2401 South 35th Street, Room 175
Tacoma, WA 98409

All information must be received in our office no later than **December 21, 2014**. One copy will be returned to your jurisdiction after it has been signed by the Pierce County Executive.

Thank you for your assistance. If you have any questions, please contact Dan Cardwell at dcardwe@co.pierce.wa.us, (253) 798-7039, or Cindy Anderson at cander5@co.pierce.wa.us, (253) 798-2630.

Sincerely,


Cindy Anderson
Clerk, Pierce County Regional Council

Enclosures

c: Growth Management Coordinating Committee
Admin\pcrc\countywide planning policies\annexation\PAA Interlocal Agreement Ltr 8 05 14.docx

PIERCE COUNTY REGIONAL COUNCIL
INTERLOCAL AGREEMENT
AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES

ATTACHED TO THIS COVER SHEET ARE:

- A copy of the County's Ordinance authorizing execution of the interlocal agreement, and thereby ratifying the amendments to the Pierce County Countywide Planning Policies (CPPs).
- A copy of the interlocal agreement showing the amendments to the CPPs as approved by the PCRC.

What To Do If Your Jurisdiction is in Support of the Proposed Amendment:

Option #1

1. Develop a similar ordinance or resolution in whatever form is used by your jurisdiction. It is **not** necessary for everyone to adopt identical documents. The ordinance/resolution needs to include two attachments: 1) the interlocal agreement, and 2) Potential Annexation Area (PAA) amendments. *Note: Jurisdictions cannot make line item modifications; this is a pass or fails policy choice.*
2. Have your Council vote on the ordinance/resolution.
3. If the ordinance/resolution passes, have the authorized agents for your jurisdiction sign the interlocal agreement.
4. **Two original copies** of your signed resolution/ordinance and interlocal agreement must be received by Cindy Anderson, Pierce County Planning and Land Services, 2401 S. 35th St., Room 175, Tacoma, WA 98409, no later than **December 21, 2014**.

Option#2

Take no action addressing the proposed amendment.

What to Do if Your Jurisdiction is NOT in Support of the Proposed Amendment:

1. Develop a resolution in whatever form is used by your jurisdiction that states opposition to the proposed amendment.
2. Have your Council vote on the resolution.
3. If the resolution not to support the proposed amendment passes, forward a signed copy to Cindy Anderson, Pierce County Planning and Land Services, 2401 South 35th Street, Room 175, Tacoma, WA 98409. The resolution must be received no later than **December 21, 2014**.

WHAT HAPPENS NEXT

Once ordinances/resolutions and interlocal agreements are approved by 60% of the jurisdictions representing 75% of the population in the County, the amendments will become effective. This threshold correlates to 14 cities and towns, and Pierce County, representing a minimum of 610,875 people (based on 2013 OFM estimate).

Per Pierce County Countywide Planning Policy AT 1.2.1, "A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement." Consequently, for a proposal to not be ratified, more than 40% of the jurisdictions representing more than 25% of the population has to take a legislative action stating opposition to a proposal for ratification to fail.

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4.3.1 The County and each city and town should work towards the establishment of annexation plans and joint planning agreements, with an exception for lands associated with Joint Base Lewis McChord and Camp Murray.

4.3.1.1 A joint planning agreement is to serve as a mechanism where the County or a city can, prior to notice of annexation, identify potential objections and resolutions.

4.3.1.2 An annexation plan should identify a potential schedule for annexation of areas with a city or town.

4.3.2 The County should explore and implement financial incentives for a city or town to annex areas associated with its respective Potential Annexation Area.

4.3.2.1 Financial incentives may include the establishment of a County level grant fund to assist in financial challenges a city or town may have in annexing an area.

4.3.2.2 Financial incentives may include the elimination or reduction in a fee associated with a County service to a city or town in exchange for annexing an area.

4.3.3 The County, and cities and towns, should explore potential partnerships in grant funding opportunities to overcome obstacles associated with annexing specific areas.

4.3.4 Cities and towns should recognize the financial impacts experienced by the County when annexation only encompasses commercial or greenfield areas and avoids existing residential development.

4.3.4.1 Cities and towns are encouraged to include a mix of existing commercial, residential, and greenfield areas, where appropriate, in future annexation proposals.

4.4 The County should prioritize the adopted Potential Annexation Areas for annexation.

4.4.1 The County's highest priority should be Potential Annexation Areas representing unincorporated "islands" between cities and towns; and,

4.4.2 The County shall support annexation for areas in which a joint planning agreement exists between the County and appropriate city or town.

Note: The policy numbers/citations for all policies that follow will need to be changed.



1 Sponsored by: Councilmembers Rick Talbert, Stan Flemming, Connie Ladenburg, and Dan Roach
2 Requested by: Executive/Planning and Land Services
3
4
5

6 **ORDINANCE NO. 2014-17s**
7
8

9 **An Ordinance of the Pierce County Council Acknowledging its Approval of**
10 **a Proposed Amendment to Incorporate Annexation Policies**
11 **in the Pierce County Countywide Planning Policies as**
12 **Recommended by the Pierce County Regional Council;**
13 **Authorizing the Pierce County Executive to Execute Interlocal**
14 **Agreements with the Cities and Towns of Pierce County to**
15 **Ratify the Proposed Amendments; Amending Chapter**
16 **19D.240 of the Pierce County Code, "Pierce County**
17 **Countywide Planning Policies," Upon Ratification; and**
18 **Adopting Findings of Fact.**
19

20 **Whereas**, the Pierce County Regional Council (PCRC) was created in 1992 by
21 interlocal agreement among the cities and towns of Pierce County and Pierce County
22 Government (the County), and charged with responsibilities, including: Serving as a
23 local link to the Puget Sound Regional Council, promoting intergovernmental
24 cooperation, facilitating compliance with the coordination and consistency requirements
25 of the Growth Management Act (Chapter 36.70A, Revised Code of Washington [RCW])
26 and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and
27 developing a consensus among jurisdictions regarding the development and
28 modification of the Pierce County Countywide Planning Policies (CPPs); and
29

30 **Whereas**, the CPPs are written policy statements which are to be used solely for
31 establishing a countywide framework from which the County and municipal
32 comprehensive plans are developed and adopted; and
33

34 **Whereas**, the framework is intended to ensure that the County and municipal
35 comprehensive plans are consistent; and
36

37 **Whereas**, the County adopted its initial CPPs on June 30, 1992; and
38

39 **Whereas**, the Pierce County Growth Management Coordinating Committee
40 (GMCC) is a technical subcommittee to the PCRC, and the GMCC includes staff
41 representatives from the County and the cities and towns within Pierce County; and
42

43 **Whereas**, the PCRC, based upon the recommendation from the GMCC and its
44 own discussions, recommended approval of the proposal at its October 17, 2013
45 meeting; and
46



1 **Whereas**, amendments to the CPPs must be adopted through amendment of the
2 original interlocal agreement or by a new interlocal agreement ratified by 60 percent of
3 member jurisdictions in Pierce County representing 75 percent of the total population;
4 and

5
6 **Whereas**, demonstration of ratification shall be by execution of an interlocal
7 agreement or the absence of a legislative action to disapprove a proposed amendment;
8 and

9
10 **Whereas**, an Interlocal Agreement entitled "Amendments to the Pierce County
11 Countywide Planning Policies" has been developed for this purpose, and is included as
12 Exhibit B to this Ordinance; and

13
14 **Whereas**, a jurisdiction shall be deemed as casting an affirmative vote if it has
15 not taken legislative action to disapprove a proposed amendment within 180 days from
16 the date the Pierce County Council formally authorizes the Pierce County Executive to
17 enter into an interlocal agreement; and

18
19 **Whereas**, when ratified by the necessary number of cities and towns, Section
20 19D.240 of the Pierce County Code (PCC), "Pierce County Countywide Planning
21 Policies", shall be amended by a subsequent ordinance of the County Council to
22 incorporate the recommended proposal; and

23
24 **Whereas**, the Pierce County Planning Commission, at its November 26, 2013,
25 regular public hearing, reviewed the proposed amendments to the CPPs and
26 recommended approval; and

27
28 **Whereas**, the Pierce County Environmental official has determined the proposal
29 is exempt from SEPA per WAC 197-11-800 (19); and

30
31 **Whereas**, after a properly noticed public hearing, the Community Development
32 Committee of the Pierce County Council considered oral and written testimony and
33 forwarded its recommendation to the full County Council; and

34
35 **Whereas**, the County Council held a public hearing on June 24, 2014, where oral
36 and written testimony was considered; and

37
38 **Whereas**, the County Council finds that it is in the public interest to authorize the
39 Pierce County Executive to execute the interlocal agreement; **Now Therefore**,

40
41 **BE IT ORDAINED by the Council of Pierce County:**

42
43 Section 1. The Pierce County Council acknowledges its approval of the
44 amendments to the CPPs recommended by the Pierce County Regional Council as set
45 forth in Exhibit A, which is attached hereto and incorporated herein by reference.
46

1 Section 2. The Pierce County Council authorizes the Pierce County Executive to
2 execute Interlocal Agreements as set forth in Exhibit B, which is attached hereto and
3 incorporated herein by reference, thereby ratifying the attached amendments to the
4 CPPs and amending Chapter 19D.240 of the Pierce County Code as recommended by
5 the Pierce County Regional Council.

6
7 Section 3. The Pierce County Council adopts Findings of Fact as shown in
8 Exhibit C, which is attached hereto and incorporated herein by reference.

9
10 PASSED this 24th day of June, 2014.

11
12 ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

13
14
15 Denise D. Johnson
16
17 **Denise D. Johnson**
18 Clerk of the Council

Dan Roach
Dan Roach
Council Chair

Pat McCarthy
Pat McCarthy
Pierce County Executive

Approved Vetoed _____, this
1 day of July,
2014.

19
20
21
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28 Date of Publication of
29 Notice of Public Hearing: June 4, 2014

30
31 Effective Date of Ordinance: July 11, 2014
32

Exhibit A to Ordinance No. 2014-17s

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Proposed Amendments
to the
Pierce County Countywide Planning Policies
Addressing
**Potential Annexation Areas
and
Annexation**



1
2 **COUNTYWIDE PLANNING POLICY ON URBAN GROWTH AREAS,**
3 **PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT**
4 **AND PROVISION OF URBAN SERVICES TO SUCH DEVELOPMENT**

5
6 **Background - Requirements of Growth Management Act**

7
8 The Washington State Growth Management Act has as planning goals the
9 encouragement of development in urban areas where adequate public facilities and
10 services exist or can be provided in an efficient manner [RCW 36.70A.020(1)], the
11 reduction of sprawl (*i.e.*, the inappropriate or premature conversion of undeveloped land
12 into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public
13 facilities and services necessary to support urban development at the time the
14 development is available for occupancy and use (without decreasing current service levels
15 below locally established minimum standards) [RCW 36.70A.020(12)] as planning goals.

16
17 The Growth Management Act further requires (1) that the County designate an "urban
18 growth area" (UGA) or areas within which urban growth shall be encouraged and outside
19 of which growth shall occur only if it is not "urban" in character; (2) that each municipality in
20 the County be included within an UGA; (3) that an UGA include territory outside of existing
21 municipal boundaries only if such territory is characterized by urban growth or is adjacent
22 to territory that is already characterized by urban growth. [RCW 36.70A.110(1); for
23 definition of "urban growth" see RCW 36.70A.030(17).]

24
25 The designated UGAs shall be of adequate size and appropriate permissible densities so
26 as to accommodate the urban growth that is projected by the State Office of Financial
27 Management to occur in the County for the succeeding 20-year period. While each UGA
28 shall permit urban densities, it shall also include greenbelt and open space areas [RCW
29 36.70A.110(2)].

30
31 As to the timing and sequencing of urban growth and development over the 20-year
32 planning period, urban growth shall occur *first* in areas already characterized by urban
33 growth that have existing public facility and service capacities to service such
34 development, *second* in areas already characterized by urban growth that will be served
35 by a combination of both existing public facilities and services and any additional needed
36 public facilities and services that are provided by either public or private sources [RCW
37 36.70A.110(3)]. Urban government services shall be provided primarily by cities, and it is
38 not appropriate that urban governmental services be extended to or expanded in rural
39 areas except in those limited circumstances shown to be necessary to protect basic public
40 health and safety and environment, and when such services are financially supportable at
41 rural densities and do not permit urban development [RCW 36.70A.110(4)].

42
43 The Growth Management Act Amendments expressly require that countywide planning
44 policies address the implementation of UGA designations [RCW 36.70A.210(3)(a)], the
45 promotion of contiguous and orderly development, the provision of urban services to such
46 development [RCW 36.70A.210(3)(b)], and the coordination of joint county and municipal
47 planning within UGAs [RCW 36.70A.210(3)(f)].

1
2 **VISION 2040 Multicounty Planning Policies (MPPs)**
3

4 VISION 2040 calls for a more efficient, sustainable, and strategic use of the region's land.
5 It identifies urban lands as a critical component to accommodate population and
6 employment growth in a sustainable way. VISION 2040 calls for directing development to
7 the region's existing urban lands, especially in centers and compact communities, and
8 limiting growth on rural lands. The Regional Growth Strategy found in VISION 2040
9 allocates 93 percent of the region's future population growth and 97 percent of its
10 employment growth into the existing urban growth area. Cities are divided into four distinct
11 groups: Metropolitan Cities, Core Cities, Large Cities, and Small Cities. An additional
12 geography is Unincorporated Urban Growth Areas. VISION 2040 recognizes that
13 unincorporated urban lands are often similar in character to cities they are adjacent to,
14 calling for them to be affiliated with adjacent cities for joint planning purposes and future
15 annexation.

16
17 VISION 2040 recognizes that compact development creates vibrant, livable, and healthy
18 urban communities that offer economic opportunities for all, provide housing and
19 transportation choices, and use our resources wisely. The Multicounty Planning Policies
20 support the effective use of urban land and include provisions that address brownfield and
21 contaminated site clean-up, the development of compact communities and centers with
22 pedestrian-friendly, transit-oriented locations and a mix of residences, jobs, retail, and
23 other amenities, and the siting of facilities and major public amenities in compact urban
24 communities and centers.

25
26 VISION 2040 recognizes that centers provide easy access to jobs, services, shopping,
27 and entertainment. With their mix of uses and pedestrian-friendly design, they can rely
28 less on forms of transportation that contribute to air pollution and greenhouse gas
29 emissions. VISION 2040 identifies 27 regional growth centers. These places play an
30 important role as locations of the region's most significant business, governmental, and
31 cultural facilities. The 18 cities that have one or more regional growth centers are
32 expected to accommodate a significant portion of the region's residential growth (53
33 percent) and employment growth (71 percent).

34
35 VISION 2040 calls for local jurisdictions with regional growth centers to adopt housing
36 and employment targets for each center. Eight regional manufacturing/industrial centers
37 have also been designated. These are locations for more intensive commercial and
38 industrial activity. Both regional growth centers and regional manufacturing/industrial
39 centers are focal points for economic development and transportation infrastructure
40 investments. Subregional centers, including downtowns in suburban cities and other
41 neighborhood centers, also play an important role in VISION 2040's *Regional Growth*
42 *Strategy*. These, too, are strategic locations for concentrating jobs, housing, shopping,
43 and recreational opportunities. VISION 2040 calls for each of the region's cities to
44 develop one or more central places as compact mixed-use hubs for concentrating
45 residences, jobs, shops, and community facilities.

46



1 Urban services addressed in VISION 2040 include wastewater and stormwater systems,
2 solid waste, energy, telecommunications, emergency services, and water supply. An
3 overarching goal of VISION 2040 is to provide sufficient and efficient public services and
4 facilities in a manner that is healthy, safe, and economically viable. Conservation is a
5 major theme throughout VISION 2040. The Multicounty Planning Policies address
6 increasing recycling and reducing waste and encouraging more efficient use of water, low-
7 impact development techniques, and renewable and alternative energy. The Multicounty
8 Planning Policies also address siting of public facilities and the appropriateness and scale
9 of particular public services.

10
11 VISION 2040 calls for jurisdictions to invest in facilities and amenities that serve centers
12 and restrict urban facilities in rural and resource areas. The Multicounty Planning Policies
13 also discourage schools and other institutions serving urban residents from locating
14 outside the urban growth area.

15
16 **Principles of Understanding Between Pierce County and the Municipalities in Pierce**
17 **County**

18
19 While following the goals and regulations of the Growth Management Act, Pierce County
20 and the municipalities in Pierce County will strive to protect the individual identities and
21 spirit of each of our cities and of the rural areas and unincorporated communities.

22
23 Further agreements will be necessary to carry out the framework of joint planning adopted
24 herein. These agreements will be between the County and each city and between the
25 various cities.

26
27 The services provided within our communities by special purpose districts are of vital
28 importance to our citizens. Consistent with the adopted regional strategy, these districts
29 will be part of future individual and group negotiations under the framework adopted by the
30 County and municipal governments.

31
32 While the Growth Management Act defines sewer service as an urban service, Pierce
33 County currently is a major provider of both sewer transmission and treatment services.
34 The County and municipalities recognize that it is appropriate for the County and
35 municipalities to continue to provide sewer transmission and treatment services.

36
37 The County recognizes that unincorporated lands within UGAs are often Potential
38 Annexation Areas for cities. Although annexation is preferred, these are also areas where
39 incorporation of new cities could occur. The County will work with existing municipalities
40 and emerging communities to make such transitions efficiently. The identification of
41 "Potential Annexation Areas" (PAAs) is intended to serve as the foundation for future
42 strategies to annex areas within the urban growth area. A Potential Annexation Area refers
43 to an unincorporated area within the designated urban growth area which a city or town
44 has identified as being appropriate for annexation at some point in the future. A Potential
45 Annexation Area designation does not obligate a jurisdiction to annex an area within a
46 defined timeline. It is the County's authority, in consultation with cities and towns, to adopt
47 the urban growth area(s), and identify individual Potential Annexation Areas.



1
2 In order to promote logical, orderly, and systematic annexations of the urban growth
3 area(s), the County in partnership with cities and towns, should establish joint planning
4 agreements and annexation plans prior to expanding or adding to existing PAAs. Creation
5 of new PAAs prior to the annexation of existing PAAs may directly impact Pierce County
6 government and its service obligations, and may undermine the transition of existing
7 unincorporated lands into cities and towns.

8
9 The County encourages cities and towns to annex land within its respective PAAs. The
10 County recognizes cities and towns may not have a financial incentive to annex areas that
11 will require more expenditures than the revenue produced through property or sales tax.
12 Jurisdictions need to be creative in identifying potential financial incentives, in addition to
13 establishing partnerships to overcome the financial obstacles. As a means to allocate
14 resources, the County should prioritize the PAAs, with the highest being unincorporated
15 "islands" between cities and towns. Pierce County shall support future annexations for
16 areas in which a joint planning agreement exists between the County and appropriate city
17 or town.

18
19 At the same time, annexations and incorporations have direct and significant impacts on
20 the revenue of County government, and therefore, may affect the ability of the County to
21 fulfill its role as a provider of certain regional services. The municipalities will work closely
22 with the County to develop appropriate revenue sharing and contractual services
23 arrangements that facilitate the goals of GMA.

24
25 The Countywide Planning Policies are intended to be the consistent "theme" of growth
26 management planning among the County and municipalities. The policies also spell out
27 processes and mechanisms designed to foster open communication and feedback among
28 the jurisdictions. The County, and the cities and towns, will adhere to the processes and
29 mechanisms provided in the policies.

30
31 **Growth Targets**

32
33 The Regional Growth Strategy set forth in VISION 2040 provides guidance for the
34 distribution of future population and employment growth through the year 2040 within the
35 Central Puget Sound Region. This strategy, in combination with the Office of Financial
36 Management's population forecasts, provides a framework for establishing growth targets
37 consistent with the requirements of the Growth Management Act. Consistent with VISION
38 2040, these growth targets are the *minimum* number of residents, housing units, or jobs a
39 given jurisdiction is planning to accommodate within the appropriate planning horizon and
40 are informational tools integrated into local land use plans to assist in formulating future
41 residential and employment land needs. These targets are to be developed through a
42 collaborative countywide process that ensures all jurisdictions are accommodating a fair
43 share of growth.

44
45 Achievement of the future envisioned by VISION 2040 will be challenging. Jurisdictions in
46 some regional geographies will likely be planning for growth targets that are above or
47 below the policy direction set by the Regional Growth Strategy because they are on a



1 front- or back-loaded growth trajectory toward 2040. In other regional geographies,
2 recent growth has been at such significant odds with the policy direction set by the
3 Regional Growth Strategy (such as recent growth in unincorporated urban Pierce
4 County from 2000 to 2007 has already accounted for more than half of the 40-year
5 growth allocation), that the 2040 goal will likely be exceeded. In such cases,
6 jurisdictions are asked to set growth targets as close to VISION 2040 as reasonably
7 possible in an effort to "bend the trend" of future growth to more closely conform to the
8 Regional Growth Strategy. If a jurisdiction's adopted target is lower or higher than
9 expected from a straight-line application of the Regional Growth Strategy, certification
10 by the Puget Sound Regional Council (PSRC) will be based on the actions and
11 measures taken or proposed to be put in place to bend the trend, not just on an
12 assessment of the adopted targets.

13
14 It is recognized that some of the urban growth areas in existence prior to the adoption of
15 VISION 2040 may contain more potential housing and employment capacity based
16 upon zoning, allowed density, land division patterns, and other factors than is needed to
17 accommodate the growth target of the associated geography. In many cases, these
18 urban growth areas have been in existence for a decade or more, contain existing
19 development patterns, which are urban in character, and are served by sanitary sewer
20 and other urban infrastructure. These areas are largely expected to remain within the
21 urban growth area consistent with their urban character. Expansion of the urban growth
22 area boundaries that do not comply with provisions in the Amendments and Transition
23 section of these policies is acknowledged to be inconsistent with CPPs and is strongly
24 discouraged.

25
26 Centers

27
28 Centers are to be areas of concentrated employment and/or housing within UGAs which
29 serve as the hubs of transit and transportation systems. Centers and connecting corridors
30 are integral to creating compact urban development that conserves resources and creates
31 additional transportation, housing, and shopping choices. Centers are an important part of
32 the regional strategy (VISION 2040) for urban growth and are required to be addressed in
33 the Countywide Planning Policies. Centers will become focal points for growth within the
34 County's UGA and will be areas where public investment is directed.

35
36 Centers are to:

- 37 • be priority locations for accommodating growth;
- 38 • strengthen existing development patterns;
- 39 • promote housing opportunities close to employment;
- 40 • support development of an extensive multimodal transportation system which
- 41 reduces dependency on automobiles;
- 42 • reduce congestion and improve air quality; and
- 43 • maximize the benefit of public investment in infrastructure and services.

44
45 VISION 2040, the adopted regional growth strategy, identifies several centers as an
46 integral feature for accommodating residential and employment growth. The strategy
47 describes Regional Growth Centers, and other centers that may be designated through

1 countywide processes or locally. Regional Growth Centers once regionally designated are
2 located either in Metropolitan Cities, or in Core Cities. VISION 2040 also identifies
3 Manufacturing/Industrial Centers, which consist primarily of manufacturing and industrial
4 uses. Pierce County has five Regional Growth Centers and two Manufacturing/Industrial
5 Centers that have been adopted into the regional growth strategy. Pierce County Regional
6 Growth Centers are located in Tacoma, which is a Metropolitan City, and in Lakewood and
7 Puyallup, which are Core Cities.

8
9 Regional Growth Centers in the Metropolitan City

10 Tacoma Central Business District
11 Tacoma Mall

12
13 Regional Growth Centers in Core Cities

14 Lakewood
15 Puyallup Downtown
16 Puyallup South Hill

17
18 Currently there are no designated Countywide Centers.

19
20 Manufacturing/Industrial Centers are areas where employee- or land-intensive uses will be
21 located. These centers differ from Regional Growth Centers in that they consist of an
22 extensive land base and the exclusion of non-manufacturing or manufacturing-supportive
23 uses is an essential feature of their character. These areas are characterized by a
24 significant amount of manufacturing, industrial, and advanced technology employment
25 uses. Large retail and non-related office uses are discouraged. Other than caretakers'
26 residences, housing is prohibited within Manufacturing/Industrial Centers. However, these
27 centers should be linked to high density housing areas by an efficient multimodal
28 transportation system. The efficiency of rail and overland freight to markets is the critical
29 element for manufacturers and industries located in these centers.

30
31 The designated Manufacturing/Industrial Centers, within Pierce County are as follows:

32
33
34 Manufacturing / Industrial Centers

35 Frederickson
36 Port of Tacoma

37
38 Within Pierce County, a limited number of additional centers may be designated through
39 amendment of the Countywide Planning Policies consistent with the process below.

40
41 Designated centers may vary substantially in the number of households and jobs they
42 contain today. The intent of the Countywide Planning Policies is that Regional Growth
43 Centers become attractive places to live and work, while supporting efficient public
44 services such as transit and being responsive to the local market for jobs and housing.

45
46 The Countywide Planning Policies establish target levels for housing and employment
47 needed to achieve the benefit of a center. Some centers will reach these levels over the



1 next twenty years, while for others the criteria set a path for growth over a longer term,
2 providing capacity to accommodate growth beyond the twenty year horizon.

3
4 **County-Level Centers Designation Process**

5
6 The County and any municipality in the County that is planning to include a Metropolitan
7 City Center, Regional Growth Center, Countywide Center or Manufacturing / Industrial
8 Center within its boundaries shall specifically define the area of such center within its
9 comprehensive plan. The comprehensive plan shall include policies aimed at focusing
10 growth within the center and along corridors consistent with the applicable criteria
11 contained within the Countywide Planning Policies. The County or municipality shall adopt
12 regulations that reinforce the center's designation.

13
14 No more often than once every two years, the Pierce County Regional Council (PCRC)
15 shall invite jurisdictions with centers already adopted in their comprehensive plan that seek
16 to be designated as centers in the Countywide Planning Policies to submit a request for
17 such designation. Said request shall be processed in accordance with established
18 procedures for amending the Countywide Planning Policies.

19
20 Each jurisdiction seeking to have a center designated in the Countywide Planning Policies
21 shall provide the PCRC with a report demonstrating that the proposed center meets the
22 minimum criteria for designation together with a statement and map describing the center,
23 its consistency with the applicable Countywide Planning Policies, and how adopted
24 regulations will serve the center.

25
26 Transit services shall be defined in the broadest sense and shall include local and regional
27 bus service, rail where appropriate, vanpool, carpool, and other transportation demand
28 measures designed to reduce vehicle trips.

29
30 The minimum designation criteria to establish a candidate center by type are as follows:

31
32 **Metropolitan City Center**

33 Area: up to 1-1/2 square miles in size;
34 Capital Facilities: served by sanitary sewers;
35 Employment: a minimum of 25 employees per gross acre of non-residential lands
36 with a minimum of 15,000 employees;
37 Population: a minimum of ten households per gross acre; and
38 Transit: serve as a focal point for regional and local transit services.

39
40 **Regional Growth Center**

41 Area: up to 1-1/2 square miles in size;
42 Capital Facilities: served by sanitary sewers;
43 Employment: a minimum of 2,000 employees;
44 Population: a minimum of seven households per gross acre; and
45 Transit: serve as a focal point for regional and local transit services.
46
47

1 Countywide Center

2 Area: up to one square mile in size;
3 Capital Facilities: served by sanitary sewers;
4 Employment: a minimum of 1,000 employees;
5 Population: a minimum of 6 households per gross acre; and
6 Transit: serve as a focal point for local transit services.

7
8 Manufacturing / Industrial Center

9 Capital Facilities: served by sanitary sewers;
10 Employment: a minimum of 7,500 jobs and/or 2,000 truck trips per day; and
11 Transportation: within one mile of a state or federal highway or national rail line.

12
13 The minimum criteria report and statement shall be reviewed by the Growth Management
14 Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the
15 Transportation Coordination Committee (TCC) for consistency with transportation
16 improvements plans of WSDOT, and with Pierce Transit's comprehensive plan. The
17 coordinating committees shall provide joint recommendation to the PCRC.

18
19 Once included in the Countywide Planning Policies, the jurisdiction where a center is
20 located may go on to seek regional designation of the center from the Puget Sound
21 Regional Council (PSRC) in accordance with its established criteria and process.

22
23 In order to be designated a Regional Growth Center the center should meet the regional
24 criteria and requirements including those in VISION 2040, the regional growth, economic
25 and transportation strategy as may be amended and designated by the Puget Sound
26 Regional Council.

27
28 After county-level designation occurs within the Countywide Planning Policies and until
29 regional-level designation by the PSRC occurs the center shall be considered a
30 "candidate" Regional Growth Center.

31
32 Each jurisdiction which designates a Regional Growth Center shall establish 20-year
33 household and employment growth targets for that Center. The expected range of targets
34 will reflect the diversity of the various centers and allow communities to effectively plan for
35 needed services. The target ranges not only set a policy for the level of growth envisioned
36 for each center, but also for the timing and funding of infrastructure improvements.
37 Reaching the target ranges will require careful planning of public investment and providing
38 incentives for private investments.

39
40 Three candidate regional centers have been included into the Countywide Planning
41 Policies. One of the candidate centers is a Regional Growth Center and the other two
42 candidate centers are an Industrial/Manufacturing Center.

43
44 Candidate Regional Centers

45 University Place – Candidate Regional Growth Center
46 South Tacoma – Candidate Industrial/Manufacturing Center
47 Sumner-Pacific – Candidate Industrial/Manufacturing Center



1 **Urban Growth Outside of Centers**

2
3 A variety of urban land uses and areas of growth will occur outside of designated centers
4 but within the UGA. Local land use plans will guide the location, scale, timing, and design
5 of development within UGAs. The UGA will be where the majority of future growth and
6 development will be targeted. Development should be encouraged which complements
7 the desired focus of growth into centers and supports a multimodal transportation system.
8 For example, policies which encourage infill and revitalization of communities would help
9 to achieve the regional and statewide objectives of a compact and concentrated
10 development pattern within urban areas. The Countywide Planning Policies provide
11 guidance for development and the provision of urban services to support development
12 within the UGA.

13
14 **Satellite Cities and Towns**

15
16 The cities and towns in the rural areas are a significant part of Pierce County's diversity
17 and heritage. They have an important role as local trade and community centers. These
18 cities and towns are the appropriate providers of local rural services for the community.
19 They also contribute to the variety of development patterns and housing choices within the
20 county. As municipalities, these cities and towns provide urban services and are located
21 within the County's designated UGA. The urban services, residential densities and mix of
22 land uses may differ from those of the large, contiguous portion of the UGA in Pierce
23 County.

24
25 **Countywide Planning Policy**

26
27 UGA-1. The County shall designate the countywide urban growth area and Potential
28 Annexation Areas within it, in consultations between the County and each
29 municipality.

30
31 1.1 County referral of proposed urban growth area and Potential Annexation
32 Area designations to the Pierce County Regional Council (PCRC).

33
34 1.1.1 The PCRC may refer the proposed designations to the Growth
35 Management Coordinating Committee (GMCC), or its successor
36 entity for technical advice and for a report.

37
38 1.1.2 The PCRC may conduct public meetings to review the proposed
39 designation and, at such meetings, may accept oral or written
40 comments and communications from the public.

41
42 1.1.3 At the conclusion of its review and analysis, the PCRC shall make
43 a recommendation to the County and to the municipalities in the
44 County.

45
46 1.2 Once adopted by the County, the urban growth area and Potential
47 Annexation Area(s) designations shall not be changed except in



1 accordance with the Countywide Policy on "Amendments and
2 Transition."

3
4 1.2.1 A jurisdiction shall not be required to modify existing urban growth
5 area boundaries or Potential Annexation Areas in order to reduce
6 the residential or employment capacity to conform to adopted
7 growth targets reflecting VISION 2040's Regional Growth Strategy.
8 Jurisdictions shall, however, consider the adopted growth targets
9 when updating their local comprehensive plans.

10
11 1.2.2 Growth targets are the minimum number of residents, housing
12 units, or jobs a given jurisdiction is planning to accommodate
13 within the appropriate planning horizon and are to be developed
14 through a collaborative countywide process that ensures all
15 jurisdictions are accommodating a fair share of growth. These
16 targets are informational tools integrated into local land use plans
17 to assist in formulating future residential and employment land
18 needs.

19
20 UGA-2. The following specific factors and criteria shall dictate the size and boundaries
21 of urban growth areas:

22
23 2.1 Size

24
25 2.1.1 Urban growth areas must be of sufficient size to accommodate the
26 urban growth projected to occur over the succeeding 20-year
27 planning period taking into account the following:

- 28 a. land with natural constraints, such as critical areas
29 (environmentally- sensitive land);
30 b. agricultural land to be preserved;
31 c. greenbelts and open space;
32 d. New Fully Contained Communities pursuant to RCW §
33 36.70A.350;
34 e. maintaining a supply of developable land sufficient to allow
35 market forces to operate and precluding the possibility of a
36 land monopoly but no more than is absolutely essential to
37 achieve the above purpose;
38 f. existing projects with development potential at various stages
39 of the approval or permitting process (i.e., the "pipeline");
40 g. land use patterns created by subdivisions, short plats or large
41 lot divisions;
42 h. build-out of existing development and areas which are
43 currently only partially built out;
44 i. follow existing parcel boundary lines.

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46 2.1.2 The County, and each municipality in the County, shall
47 cooperatively develop and propose objective standards and criteria



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to disaggregate the State Office of Financial Management's Countywide growth forecasts and VISION 2040 Regional Growth Strategy forecasts for the allocation of projected population to the County and municipalities, taking into account the availability and concurrency of public facilities and services with the impact of development, as well as the VISION 2040 Regional Growth Strategy.

- 2.1.3 The County shall use a consistent countywide targeting process for allocating population and employment growth consistent with the regional vision, including establishing:
 - a. local employment targets,
 - b. local housing targets based on population projections, and
 - c. local housing and employment targets for each designated regional growth center.

2.2 Boundaries

- 2.2.1 The following shall be considered in determining the location of urban growth area boundaries:
 - a. geographic, topographic, and manmade features;
 - b. public facility and service availability, limits and extensions;
 - c. jurisdictional boundaries including special improvement districts;
 - d. location of designated natural resource lands and critical areas;
 - e. avoidance of unserviceable islands of County land surrounded by other jurisdictional entities;
 - f. destination 2030 urban/rural line and PSCAA burn ban line.

Phasing of Development within the Urban Growth Area

- 2.3 The County and each municipality in the County shall seek to direct growth as follows:
 - a. first to cities and towns, centers and urbanized areas with existing infrastructure capacity;
 - b. second to areas that are already urbanized such that infrastructure improvements can be easily extended; and
 - c. last to areas requiring major infrastructure improvements.

2.3.1 Capital facilities plans shall identify existing, planned, and future infrastructure needs within Urban Growth Areas.

2.3.2 The County and each municipality in the County should identify appropriate levels of service and concurrency standards that address schools, sewer, water, and parks.

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2.3.3 The County and each municipality in the County shall identify appropriate levels of service and multimodal concurrency standards that address roads.

2.4 The urban growth area in unincorporated portions of the County shall be limited to the following:

- 2.4.1 build-out of existing partially developed areas with urban services;
- 2.4.2 new fully contained communities;
- 2.4.3 redevelopment corridors.

2.5 The County's urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within Potential Annexation Areas and growth in the areas identified in Policy 2.4 is determined to be inadequate to meet total population and employment projections consistent with the other policies set forth herein.

2.6 Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

2.7 The urban growth area in existence prior to the adoption of VISION 2040 may contain capacity beyond that needed to accommodate the growth target per regional geography for the succeeding 20-year planning period based upon existing zoning designations, allowed density, existing land division patterns, and similar factors. It is permissible for such areas to continue to be designated as urban growth areas. Expansion of these urban growth area boundaries is acknowledged to be inconsistent with the CPPs and strongly discouraged if the urban growth area expansion is not in accordance with policy AT-2.3.

UGA-3. Potential annexation areas shall be designated through the Pierce County Comprehensive Plan in consultation with cities and towns.

3.1 A city or town shall first identify a Potential Annexation Area(s) within its respective Comprehensive Plan;

3.2 Potential Annexation Area boundaries shall be determined with consideration for the following additional factors;

- 3.2.1 the VISION 2040 document, including Multicounty Planning Policies;
- 3.2.2 the carrying capacity of the land considering natural resources, agricultural land and environmentally-sensitive lands;
- 3.2.3 population, housing, and employment projections;
- 3.2.4 financial capabilities and urban services capacities;



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- 3.2.5 consistency and compatibility with neighborhood, local and regional plans;
- 3.2.6 the existing land use and subdivision pattern;
- 3.2.7 property access and ownership.

3.3 Potential Annexation Areas should not overlap or leave unincorporated urban islands between cities and towns.

3.3.1 Future requests to establish a new Potential Annexation Area shall not result in an overlap with an existing Potential Annexation Area or create islands between cities and towns.

3.3.2 Cities and towns with existing Potential Annexation Area overlaps should work toward resolving the existing overlaps.

3.4 The urban service areas and satellite urban growth areas as designated through the Pierce County Comprehensive Plan as of June 30, 2013 shall be recognized as designated Potential Annexation Areas.

3.4.1 Urban service area designations approved by the Pierce County Council through its 2013 Comprehensive Plan Amendment Cycle shall be recognized as a Potential Annexation Area.

3.4.2 Boundaries of the Potential Annexation Areas should not split parcels. Efforts should be put forth to resolve split parcels prior to the initial designation of Potential Annexation Areas.

Annexation within the Urban Growth Area

UGA-4. Pierce County, in conjunction with its cities and towns, shall establish a strategy for future annexations within the urban growth area.

4.1 Annexation is preferred over incorporation within the urban growth area.

4.2 The Potential Annexation Areas as identified in the Pierce County Comprehensive Plan shall be the foundation to an annexation strategy.

4.2.1 Cities and towns are allowed to annex territory only within their adopted Potential Annexation Area as identified in the Pierce County Comprehensive Plan.

4.2.2 Annexation of an area should be phased to coincide with a city or town's ability to coordinate the provision of a full range of urban services to the areas proposed for annexation.

4.3 The County and its cities and towns should proactively coordinate the annexation of unincorporated areas within the urban growth area that are within each respective city or town's Potential Annexation Area.



REMOVE
MONITOR

Grandview

