

PROJECT MEMO



TO: Wayne Matthews, City of Gig Harbor
FROM: Brittany Port, AICP and Wayne E. Carlson, AICP, LEED AP
DATE: March 30, 2017
PROJECT NO.: 2150398.30
PROJECT NAME: Gig Harbor – LID Gap Analysis
SUBJECT: Project Summary Memorandum

INTRODUCTION

This memorandum is submitted in conjunction with the City of Gig Harbor's NPDES Annual Report to summarize the City's compliance with Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) that requires the integration of low impact development (LID) best management practices (BMPs) into local codes and enforceable standards.¹

This memorandum summarizes the intent of the project, staff outreach, the code and standards review process, the codes and standards revision and public outreach process, and the nature of the amendments that were adopted.

INTENT OF THE PROJECT

At the request of the City of Gig Harbor, AHBL staff reviewed the Gig Harbor Municipal Code (GHMC) for compliance with Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit).² The Permit requires that the City evaluate its development codes and standards to identify impediments to making low impact development (LID) the preferred and commonly used approach to stormwater management. In addition, Special Condition S5.C.4.f.i. of the Permit requires that the City demonstrate that its development code and standards "...minimize[s] impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations."

Because the Permit does not establish specific thresholds or standards that the City must meet for these objectives, City staff hired AHBL, a local consultant, to help them address Special Condition S5.5.4.f. of the Permit. Throughout the update process, AHBL staff relied on their professional judgement and experience in using and reviewing development codes and standards for jurisdictions throughout Western Washington to make their recommendations.

STAFF OUTREACH AND CODE AND STANDARDS REVIEW PROCESS

Throughout the process, AHBL staff worked with several key City staff from departments such as Public Works, Engineering, and Planning.

Kick-Off

AHBL staff facilitated an integration process kick-off meeting on August, 19, 2015 for the City staff who were directly involved in the code and policy review process. AHBL staff prepared and presented an LID 101 PowerPoint presentation that summarized the LID integration requirements and the degree of effort anticipated from the City staff participants.

¹ The text of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) is found in Appendix I of this memorandum.

² The text of Special Condition S5.C.4.f of the 2013-2018 NPDES Western Washington Phase II Municipal Stormwater Permit (Permit) is found in Appendix I of this memorandum.



Gap/Opportunity Analysis

City staff made available copies the City's enforceable development codes, policies, and standards listed in Appendix II of this memorandum. AHBL staff then prepared an analysis that examined gaps or opportunities related to how well those codes, policies, and standards met the intent of Special Condition S5.5.4.f. of the Permit. The gap/opportunity analysis identified potential barriers and conflicts in the City's codes and standards that could inhibit the use of LID practices, where the City's codes and standards already met the intent of the Permit, and where amendments may be needed to satisfy the Permit.

For the most part, AHBL staff found that the City's codes and standards were quite supportive of the objectives of Special Condition S5.C.4.f of the Permit and that few barriers exist to the use of LID. The City's supportive codes are listed within the summary table attached to this memorandum. AHBL staff primarily focused on documenting these supportive codes, and working with the City to identify opportunities to further support the Permit such as the following:

- Updating definitions to be consistent with the Gig Harbor Stormwater and Site Design Manual
- Requiring soils information as part of a complete application
- Regulating coverage on sites by all hard surfaces, rather than only impervious surface coverage.
- Allowing flexibility for location of landscaping and allowing vegetation based LID BMPs within required landscaping.
- Allowing the use of permeable pavement for parking areas.

Staff Interviews

As part of the next phase of the project, the City identified key staff members to be interviewed to discuss the preliminary findings from the opportunity analysis and identify other gaps or opportunities that are not readily apparent by reviewing the code. AHBL staff worked with City staff to schedule interviews and interviewed key City staff who were directly involved in the code and policy review process.

- Wayne Matthews (Engineering, Engineering Tech)
- Trent Ward (Engineering, Senior Engineer)
- Lindsey Sehmel (Planning, Senior Planner)
- Steve Misiurak, P.E. (Engineering, City Engineer)

AHBL staff discussed the preliminary findings of the opportunity analysis and, through talking with staff about their particular roles, identified other opportunities for meeting the intent of the Permit that were not readily apparent during the initial review of the City's codes and standards. City staff were very engaged in the process, had considered potential issues related to the project, had thought through options for addressing those issues, and were willing to answer more questions if needed later in the project. In addition to information from the perspective of their own positions, staff shared the following issues:

- Wanting to add more flexibility to the City's landscaping requirements, to allow for locating landscaping areas where native vegetation/significant trees exist, and to allow flexibility for the use of LID BMPs within landscape areas.
- Concerns over who should be responsible for repairing LID facilities within the right-of-way if they are damaged.



CODE AND STANDARDS REVISIONS AND PUBLIC OUTREACH PROCESS

Code and Standards Revisions

Based on the results of the staff interviews and staff review of the opportunity analysis, AHBL staff finalized the opportunity analysis and started drafting amendments to City plans, regulations, and specifications. AHBL staff looked at how other jurisdictions in the Puget Sound region that they have worked with, such as Bellevue and Kitsap County, are addressing Permit requirements. AHBL staff worked to develop draft code amendments that would be appropriate for the City of Gig Harbor in regards to methods for integrating LID principles into the City's codes and standards. These drafts utilized underlined and stricken code language for recommended amendments.

AHBL also prepared amendments to standard drawings and details to integrate green infrastructure designs into the City's Design and Construction Standards and Specifications. The City adopted the following transportation related details with its Public Works Standards in the fall of 2016, and adopted the stormwater related details with its adoption of the 2016 Gig Harbor Stormwater Management and Site Development Manual effective December 31, 2016:

Transportation Drawings

- Permeable Driveway
- Ballasted Cement Concrete Sidewalk
- Pervious Concrete Sidewalk
- Typical Pavement Restoration for Pervious Concrete Pavement
- Permeable Roadway with Impervious Sidewalk
- Pervious Parking Lane with Pervious Sidewalk
- Permeable Roadway with Planting Strip
- Permeable Pavement Terraced Subgrade
- Trench Dam
- Observation Monitoring Ports for Stormwater Facilities
- Bioretention
- Bioretention with Underdrain
- Bioretention with Liner and Underdrain
- Transition Zone Sections
- Bioretention with Sloped Sides and Sloped Bottom
- Curb Bulbout with Sloped Sides Bioretention
- Bulbout (In-Line) Curb Cut
- Curb Cut for Facility with Graded Side Slopes
- Inlet Trench Drain into Sloped Facility
- Stormwater Sediment Forebay with Concrete Trough
- Presettling Cells with Pipe or Curb Cut
- Permeable Pavement Overflow Infiltration Gallery
- Green Stormwater Infrastructure Edge Treatments
- Planting Zone Diagram, Bioretention with Side Slopes

Storm Drawings

- Rain Garden Planting Zones
- Rain Garden Section
- Rain Garden Piped Inlet
- Rain Garden Inlet Swale
- Rain Garden with Piped Overflow



- Rain Garden with Swale Overflow
- BMP T5.13 Post-Construction Soil Quality and Depth – No Disturbance
- BMP T5.13 Post-Construction Soil Quality and Depth – Amend in Place
- BMP T5.13 Post-Construction Soil Quality and Depth – Stockpile and Amend
- BMP T5.13 Post-Construction Soil Quality and Depth – Imported Topsoil

Staff Review and Comment

City staff reviewed and provided comments on AHBL's proposed code amendments. AHBL staff revised the amendments based on initial staff comment and combined the revisions into one document.

Public Review and Comment

Stakeholder involvement is an important element for the successful preparation of amendments to the City's codes and standards to facilitate the use of LID principles and BMPs. City staff worked with AHBL to obtain clear, informed public input on general and area-specific issues, concerns, and recommendations identified during the preparation of the code and standards revision process. City staff prepared PowerPoint presentations for use at public meetings/hearings before the Planning Commission and City Council to present the LID code amendments.

ADOPTION PHASE

The adoption phase of the LID code amendments began in March, 2016 and culminated with adoption on November 14, 2016. The following summarizes the study sessions and public hearings before the Planning Commission and City Council related to Ordinance #1347 (ordinance amending the Gig Harbor Municipal Code to incorporate low impact development principles and practices):

- March 14, 2016: the Public Works Committee was briefed on the schedule and proposed amendments.
- March 15, 2016: the Planning and Building Committee was briefed on the schedule and proposed amendments.
- September 1, 2016: the City issued a Determination of Nonsignificance under the Washington State Environmental Protection Act relating to the full breadth of amendments.
- September 12, 2016 the Public Works Committee was presented with and discussed the full package of amendments.
- October 10, 2016: a public open house was conducted.
- October 10, 2016: the City Council held a work study session on the amendments.
- October 24, 2016: the City Council held a public hearing on the amendments.
- November 14, 2016: the City Council approved the amendments.



ATTACHMENT I – PHASE II PERMIT REQUIREMENTS

From the Western Washington Phase II Municipal Stormwater Permit – August 1, 2013, Modified January 16, 2015:

S5. STORMWATER MANAGEMENT PROGRAM FOR CITIES, TOWNS, AND COUNTIES

[...]

- C. The SWMP shall include the components listed below. To the extent allowable under state or federal law, all components are mandatory for city, town or county Permittees covered under this permit.

[...]

4. Controlling Runoff from New Development, Redevelopment and Construction Sites

[...]

f. Low impact development code-related requirements.

- i. No later than December 31, 2016, 23 Permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require LID principles and LID BMPs. [...]

The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations. Permittees shall conduct a similar review and revision process, and consider the range of issues, outlined in the following document: *Integrating LID into Local Codes: A Guidebook for Local Governments* (Puget Sound Partnership, 2012).

- ii. [...], each Permittee shall submit a summary of the results of the review and revision process in (i) above with the annual report due no later than March 31, 2017. [...]

This summary shall include, at a minimum, a list of the participants (job title, brief job description, and department represented), the codes, rules, standards, and other enforceable documents reviewed, and the revisions made to those documents which incorporate and require LID principles and LID BMPs. The summary shall include existing requirements for LID principles and LID BMPs in development-related codes. The summary shall be organized as follows:

- (a) Measures to minimize impervious surfaces;
- (b) Measures to minimize loss of native vegetation; and
- (c) Other measures to minimize stormwater runoff.



ATTACHMENT II – CITY CODES AND STANDARDS REVIEWED

City of Gig Harbor Comprehensive Plan

City of Gig Harbor Shoreline Master Program

City of Gig Harbor Municipal Code

- Title 12 – Streets and Sidewalks
 - Chapter 12.06 Civil Construction Permitting and Maintenance
 - Chapter 12.06.040 Applicability
 - Chapter 12.08 Excavation
 - Chapter 12.18 Right-of-Way Use – Master Use Permits and Utility Relocation
- Title 13 – Water and Sewers
- Title 14 – Storm and Surface Water Drainage
 - Chapter 14.20 Definitions
 - Chapter 14.30 Illicit Discharge Detection and Elimination
- Title 15 – Building and Construction
- Title 16 – Subdivisions
 - Chapter 16.04 Short Plats
 - Chapter 16.05 Preliminary Plats
 - Chapter 16.10 Mobile/Manufactured Home Park and Subdivision Standards
 - Chapter 16.11 Binding Site Plans
- Title 17 – Zoning
 - Chapter 17.04 Definitions
 - Chapter 17.16 Single-Family Residential
 - Chapter 17.17 Planned Community Development Low Density Residential (RLD)
 - Chapter 17.20 Medium-Density Residential (R-2)
 - Chapter 17.21 Planned Community Development Medium Density Residential (RMD)
 - Chapter 17.24 Multiple-Family Residential (R-3)



- Chapter 17.28 Residential and Business District (RB-1)
 - Chapter 17.30 Residential and Business District (RB-2)
 - Chapter 17.31 Downton Business District (DB)
 - Chapter 17.32 Neighborhood Commercial District (B-1)
 - Chapter 17.36 General Business District (B-2)
 - Chapter 17.40 Commercial District (C-1)
 - Chapter 17.41 Planned Community Development Commercial (PCD-C)
 - Chapter 17.45 Employment District (ED)
 - Chapter 17.46 Waterfront Residential (WR)
 - Chapter 17.48 Waterfront Millville
 - Chapter 17.50 Waterfront Commercial
 - Chapter 17.54 Planned Community Development Business Park District (PCD-BP)
 - Chapter 17.56 Planned Community Development Neighborhood Business District (PCD-NB)
 - Chapter 17.72 Off-Street Parking and Loading Requirements
 - Chapter 17.78 Landscaping and Screening
 - Chapter 17.89 Planned Residential Development Zones (PRD)
 - Chapter 17.90 Planned Unit Development
 - Chapter 17.96 Site Plans
 - Chapter 17.98 Design Standards and Review
 - Chapter 17.99 Design Manual
 - Article II - Neighborhood Context
 - Glossary
- Title 18 – Environment
 - Title 19 – Administration of Development Regulations

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
Title 12 - Streets and Sidewalks								
Chapter 12.06 Civil Construction Permitting and Maintenance								
12.06.020 Definitions	“Civil improvement” means a manmade object or entity that benefits humankind or mitigates the impact of humankind, including, but not limited to, motorized and nonmotorized ways of travel, street lighting, stormwater facilities, underground utilities, and overhead utilities, both public and private.	No changes/ action taken	No revisions proposed; existing code language provides a definition for civil improvements that includes stormwater facilities.	N/A				✓
12.06.040 Applicability	The provisions of this code shall apply to all civil construction activities not regulated by Chapter 12.02 GHMC or Chapter 14.40 GHMC, both public and private, within the city and: A. Performed within the city’s right-of-way; or B. On private property that may impact access to the city’s right-of-way; or C. On private property whose stormwater runoff may impact an adjacent property or water body; or D. Modifies or connects a nonsingle-family residential utility on private property that connects to a city-owned utility; or E. On private property that creates a public street; or F. On private property that creates or modifies a private street. (Ord. 1169 § 6, 2009).	No changes/ action taken	No revisions proposed; existing code language requires that a permit be acquired for all activities whose stormwater runoff may impact a water body.	N/A				✓
12.08 Excavation								
12.08.140 Relocation and protection of utilities.	The permittee shall not interfere with any existing facility without the written consent of the administrative authority and the owner of the facility. If it becomes necessary to relocate any existing facility, such work shall be done by its owner. No facility owned by the city shall be moved to accommodate the permittee unless the cost of such work be borne by the permittee. The cost of moving privately owned facilities shall be similarly borne by the permittee unless other arrangements are made with the owners of the facility. The permittee shall support and protect all pipes, conduits, poles, wires, or other apparatus which may be affected in any way by the excavation work and do every thing necessary to support, sustain, and protect them under, over, along, or across said work. In case of any said pipes, conduits, poles, wire or pipe coating or other encasement or devices or apparatus should be damaged, the permittee shall promptly notify the owners thereof. All damaged facilities shall be repaired by the agency or person owning them, and the expense of such repairs shall be charged to the permittee. It is the intent of this paragraph that the permittee shall assume all liability for damage to facilities, and any resulting damage or injury to anyone because of such facility damage and such assumption of liability is a contractual obligation of the permittee. The only exception will be such instances where damage is exclusively due to the negligence of the owning utility. The permittee shall inform itself as to the existence and location of all underground facilities and protect the same against damage.	Amended existing code	Amended existing code to required any damaged facilities, including drainage facilities, to be restored to fully functioning status by the permittee.	The permittee shall not interfere with any existing facility without the written consent of the administrative authority and the owner of the facility. If it becomes necessary to relocate any existing facility, such work shall be done by its owner. No facility owned by the city shall be moved to accommodate the permittee unless the cost of such work be borne by the permittee. The cost of moving privately owned facilities shall be similarly borne by the permittee unless other arrangements are made with the owners of the facility. The permittee shall support and protect all pipes, conduits, poles, wires, or other apparatus which may be affected in any way by the excavation work and do every thing necessary to support, sustain, and protect them under, over, along, or across said work. In case of any said pipes, conduits, poles, wire or pipe coating or other encasement or devices or apparatus should be damaged, the permittee shall promptly notify the owners thereof. All damaged facilities shall be repaired and restored to fully functioning status per director approval by the agency or person owning them permittee , and the expense of such repairs shall be charged to borne by the permittee. It is the intent of this paragraph that the permittee shall assume all liability for damage to facilities, and any resulting damage or injury to anyone because of such facility damage and such assumption of liability is a contractual obligation of the permittee. The only exception will be such instances where damage is exclusively due to the negligence of the owning utility. The permittee shall inform itself as to the existence and location of all underground facilities and protect the same against damage. (Ord. 119 § 1(1013), 1969).		✓		

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
12.08.190 Breaking through pavement.	A hydra-hammer or similar equipment may be used in breaking up the pavement. Unstable pavement shall be removed over cave-outs and overbreaks, and the subgrade shall be treated as the main trench. Cutouts outside of the trench lines must be parallel to the trench line. The permittee shall not be responsible for the repair or pavement damage existing prior to the excavation. (Ord. 119 § 1(1018), 1969).	Amended existing code	Amended existing code to remove the specification that a hydra-hammer may be used to break up the pavement as it is not a requirement and not enforceable.	A hydra-hammer or similar equipment may be used in breaking up the pavement. Unstable pavement shall be removed over cave-outs and overbreaks, and the subgrade shall be treated as the main trench. Cutouts outside of the trench lines must be parallel to the trench line. The permittee shall not be responsible for the repair or pavement damage existing prior to the excavation. (Ord. 119 § 1(1018), 1969).	✓			
12.18 Right-of-Way Use - Master Use Permits and Utility Relocation								
12.18.110 Issuance/denial of master use permit.	E. The damage or disruption, if any, of public or private facilities, improvements, service, travel or landscaping if the master use permit is granted.	No changes/ action taken	No revisions proposed; existing code language requires a right-of-way use permit for damage/disruption to drainage facilities with a master use permit.	N/A				✓
Title 13 - Waters and Sewers								
N/A	N/A	No changes/ action taken	No revisions proposed; existing code language does not impede the use of LID principles or best management practices.	N/A				✓
Title 14 - Storm and Surface Water Drainage								
Chapter 14.20 Stormwater Management								
14.20.030 Definitions.	“Best management practice” or “BMP” shall mean the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington.	Amended existing code	Amended existing code to make definition consistent with that in the Gig Harbor Stormwater and Site Development Manual.	“Best management practice” or “BMP” shall mean the schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial-management practices <u>approved by Ecology</u> that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington. <u>BMPs are listed and described in the Gig Harbor Stormwater Management and Site Development Manual, most recent version.</u>				✓
14.20.030 Definitions.	“Land disturbing activity” shall mean any activity that results in a movement of earth or a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include but are not limited to clearing, grading, filling, and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered a land disturbing activity. Vegetation maintenance practices are not considered land disturbing activity.	Amended existing code	Amended existing code to make definition consistent with that in the Gig Harbor Stormwater and Site Development Manual.	“Land disturbing activity” shall mean any activity that results in a movement of earth or a change in the existing soil cover (both vegetative and nonvegetative) and/or the existing soil topography. Land disturbing activities include but are not limited to clearing, grading, filling, and excavation. Compaction that is associated with stabilization of structures and road construction shall also be considered a land disturbing activity. Vegetation maintenance practices are not considered land disturbing activity. <u>Stormwater facility maintenance is not considered land disturbing activity if conducted according to established standards and procedures.</u>				✓
14.20.030 Definitions.	“Redevelopment” shall mean, where a site that is already substantially developed (i.e., has 35 percent or more of existing impervious surface coverage), the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of imperviousimpermeable surface that is not part of a routine maintenance activity; and land disturbing activities.	Amended existing code	Amended existing code to make definition consistent with that in the Gig Harbor Stormwater and Site Development Manual.	“Redevelopment” shall mean, where a site that is already substantially developed (i.e., has 35 percent or more of existing imperviousimpermeable surface coverage), the creation or addition of imperviousimpermeable surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of imperviousimpermeable surface that is not part of a routine maintenance activity; and land disturbing activities.				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
14.20.030 Definitions.	“Stormwater” shall mean that portion of precipitation that does not naturally percolate into the ground or evaporate, but flows via overland flow, interflow, pipes and other features of a stormwater drainage system into a defined surface water body, or a constructed infiltration facility.	No changes/ action taken	No revisions proposed; existing code language is not inconsistent with that in the Gig Harbor Stormwater and Site Development Manual.	N/A				✓
14.20.030 Definitions.	“Stormwater facility” shall mean a constructed component of a stormwater drainage system, designed or constructed to perform a particular function, or multiple functions. Stormwater facilities include, but are not limited to, pipes, swales, ditches, culverts, street gutters, detention ponds, retention ponds, constructed wetlands, infiltration devices, catch basins, oil/water separators, and biofiltration swales.	No changes/ action taken	No revisions proposed; existing code language is not inconsistent with that in the Gig Harbor Stormwater and Site Development Manual.	N/A				✓
14.20.130 Agreements, easements, tracts and covenants.	A. Each development installing stormwater facilities or drainage systems beyond the city’s right-of-way shall submit a completed stormwater facilities maintenance agreement on a city form prior to approval of construction. B. Drainage easements shall be provided for all stormwater conveyance systems that are not located in public rights-of-way or tracts. Said drainage easements shall be granted to the parties responsible for providing ongoing maintenance of the systems and shall be of sufficient width to accommodate maintenance equipment and excavations relative to the depth and size of the systems. C. Drainage easements through structures are not permitted. D. Stormwater facilities that are to be maintained by the city, together with maintenance access roads to said facilities, shall be located in public right-of-way, separate tracts dedicated to the city, or drainage easements located in designated open space. The exception is for stormwater conveyance pipes that may be located within easements on private property provided that all catch basins can be accessed without entering private property. private property provided that all catch basins can be accessed without entering private	Amended existing code	Amended existing code to revise the word impermeable to impervious to be consistent with the Gig Harbor Stormwater and Site Development Manual.	N/A		✓		✓
14.20.150 Maintenance of stormwater facilities by owners.	For privately maintained stormwater facilities and BMPs, the maintenance requirements specified in this code, including the manual, shall be enforced against the owner(s) of the subject property served by the stormwater facility.	No changes/ action taken	No revisions proposed; existing code language requires maintenance of private stormwater facilities and BMPs.	N/A				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
14.20.160 City acceptance of new stormwater facilities.	<p>The city may accept for maintenance those new residential stormwater facilities constructed under an approved permit that meet the following conditions:</p> <p>A. Improvements in residential plats/PRDs have been completed on at least 80 percent of the lots, unless waived by the director; and</p> <p>B. All drainage facilities have been inspected and accepted by the director and said drainage facilities have been in satisfactory operation for at least two years; and</p> <p>C. All drainage facilities reconstructed during the maintenance period have been accepted by the director; and</p> <p>D. The stormwater facility, as designed and constructed, conforms to the provisions of this code; and</p> <p>E. All easements and tracts required under this code, entitling the city to properly operate and maintain the subject drainage facility, have been conveyed to the city and have been recorded with the Pierce County auditor; and</p> <p>F. For nonstandard drainage facilities, an operation and maintenance manual, including a maintenance schedule, has been submitted to and accepted by the city; and</p> <p>G. A complete and accurate set of reproducible mylar record drawings and a digital file in a drafting format acceptable by the director have been provided to the city of the stormwater facilities.</p>	No changes/ action taken	No revisions proposed; existing code language allows for private drainage facilities to be accepted by the City.	N/A				✓
14.20.170 City acceptance of existing stormwater facilities.	<p>The city may accept for maintenance those stormwater facilities for residential developments existing prior to the effective date of this code that meet the following conditions:</p> <p>A. Improvements in residential plats/PRDs have been completed on at least 80 percent of the lots; and</p> <p>B. An inspection by the director has determined that the stormwater facilities are functioning as designed; and</p> <p>C. The stormwater facilities have had at least two years of satisfactory operation and maintenance, unless otherwise waived by the director; and</p> <p>D. The person or persons holding title to the properties served by the stormwater facilities submit a petition containing the signatures of the title holders of more than 50 percent of the lots served by the stormwater facilities requesting that the city maintain the stormwater facilities; and</p> <p>E. All easements required under this code, entitling the city to properly operate and maintain the subject stormwater facilities, have been conveyed to the city and have been recorded with the Pierce County auditor; and</p> <p>F. The person or persons holding title to the properties served by the stormwater facilities show proof of the correction of any defects in the drainage facilities, as required by the director; and</p> <p>G. A complete and accurate set of reproducible mylar record drawings and a digital file in a drafting format acceptable by the director have been provided to the city of the stormwater facilities; and</p> <p>H. The stormwater facilities meet current design standards as defined in the manual or a</p>	No changes/ action taken	No revisions proposed; existing code language allows for private drainage facilities to be accepted by the City.	N/A				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
14.20.180 City inspections of privately maintained stormwater facilities.	The director is authorized to develop an inspection program for privately owned and maintained stormwater facilities in the city. The party (or parties) responsible for maintenance and operation shall be identified. The purpose of this inspection program shall be to determine if said storm water facilities, conveyance structures, and water quality facilities are in good working order and are properly maintained, and to ensure that stormwater management BMPs are in place and that nonpoint source pollution control is being implemented. Critical stormwater facilities, as so deemed by the director, may require a more frequent inspection schedule.	No changes/ action taken	No revisions proposed; existing code language authorizes the Director to inspect privately owned stormwater facilities.	N/A				✓
Chapter 14.30 Illicit Discharge Detection and Elimination								
14.30.020 Definitions.	“Best management practices” or “BMPs” means physical, structural, and/or managerial practices that, when used singly or in combination, prevent and/or reduce pollution of water. BMPs are listed and described in the Stormwater Management Manual for Western Washington and the Gig Harbor Stormwater Management and Site Development Manual, most recent version.	Amended existing code	Amended existing code to make definition consistent with that in the Gig Harbor Stormwater and Site Development Manual.	“Best management practices” or “BMPs” means <u>the schedule of activities, prohibition of practices, maintenance procedures, and physical,</u> structural, and/or <u>managerial-</u> <u>management</u> practices <u>approved by Ecology</u> that, when used singly or in combination, prevent <u>and/or</u> reduce <u>the release of pollutants</u> pollution <u>and other adverse impacts to waters of Washington state</u> of water . BMPs are listed and described in the Stormwater-Management Manual for Western Washington and the Gig Harbor Stormwater Management and Site Development Manual, most recent version.				✓
14.30.020 Definitions.	“Illegal discharge” means any direct or indirect non-stormwater discharge to the stormwater drainage system, except as permitted or exempted in GHMC 14.30.050.	No changes/ action taken	No revisions proposed; existing code language is not inconsistent with that in the Gig Harbor Stormwater and Site Development Manual.	N/A				✓
14.30.020 Definitions.	“Illicit connection” is defined as either of the following: A. Any drain, conveyance, or hydraulic connection, whether surface or subsurface, which allows an illegal discharge to enter the stormwater drainage system including but not limited to any conveyances which allow sewage, process wastewater, or wash water to enter the stormwater drainage system and any connections to the stormwater drainage system from indoor drains and sinks, regardless of whether the connection had been previously allowed, permitted, or approved by the city or other authorized public agency. B. Any drain or conveyance connected from a residential, commercial or industrial land use to the stormwater drainage system which has not been documented in plans, maps, or equivalent records and approved by the city.	No changes/ action taken	No revisions proposed; existing code language is not inconsistent with that in the Gig Harbor Stormwater and Site Development Manual.	N/A				✓
14.30.020 Definitions.	“Stormwater” means surface water runoff resulting from rainfall, snowmelt, or other precipitation.	No changes/ action taken	No revisions proposed; existing code language is not inconsistent with that in the Gig Harbor Stormwater and Site Development Manual.	N/A				✓
14.30.050 General provisions.	A. Prohibition of Illegal Discharges. [...] B. Prohibition of Illicit Connections.	No changes/ action taken	No revisions proposed; existing code language prohibits illegal discharges and illicit connections consistent	N/A				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
14.30.060 General requirements.	C. Requirement to Implement Best Management Practices. The owner or operator of a commercial or industrial establishment and property owners shall provide, at their own expense, reasonable protection from accidental discharge of prohibited materials or other wastes into the stormwater drainage system or waters of the state through the use of structural and nonstructural BMPs (as defined in GHMC 14.30.020). The administrator may require any person responsible for a property or premises, which is, or may be, the source of an illicit discharge to implement, at their own expense, additional structural and nonstructural BMPs to prevent the further discharge of pollutants to the stormwater drainage system.	No changes/ action taken	No revisions proposed; existing code language requires the use of best management practices for protection from accidental discharge of wastes.	N/A				✓
14.30.070 Inspections and investigations.	A. Facility and Property Inspections. The administrator shall be permitted to enter and inspect facilities subject to regulation under this chapter as often as may be necessary to determine compliance with this chapter. If a property owner has security measures in force which require proper identification and clearance before entry into its premises, the property or facility owner/operator shall make the necessary arrangements to allow access to the administrator. [...]	No changes/ action taken	No revisions proposed; existing code language allows the Director to inspect facilities for illegal discharges.	N/A				✓
Title 15 - Buildings and Construction								
N/A	N/A	No changes/ action taken	No revisions proposed; existing code language does not impede the use of LID principles or best management practices.	N/A				✓
Title 16 - Subdivisions								
Chapter 16.04 Short Plats								
16.04.001 Requirements for a complete application.	1. A sketch or map using a scale of 100 feet to one inch or larger of the entire contiguous tract owned by the applicant which shall show: a. The owners of adjacent land and the names of any adjacent subdivisions; b. Lines marking the boundaries of the proposed lots; c. Approximate locations of existing buildings, structures, utilities, underground storage tanks, and streets and ways or easements for such streets and ways within and adjacent to the tract; d. Legal description of the tract and legal descriptions of all proposed lots; e. Name and address of the owner(s) of the tract	No changes/ action taken	No revisions proposed; existing code language does not impede the use of LID principles or best management practices.	N/A				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
Chapter 16.05 Preliminary Plats								
16.05.001 Requirements for a complete application.	A. A map or sketch using a scale of 100 feet to one inch or larger, showing: [...]	Amended existing code	Amended existing code to require soils information as part of a complete application and that a preliminary soils report be included with a complete application.	A. A map or sketch using a scale of 100 feet to one inch or larger, showing: [...] <u>3. Location of soil borings or test pits as required by 16.05.001(B);</u> [...] <u>B. Preliminary Soils Report by a licensed professional geotechnical engineer or licensed geologist. The soils report will include an in depth analysis of the subsurface character of the developable area of the site. This report will identify the feasibility of low impact development BMPs for stormwater purposes. The report shall clearly identify the following:</u> <u>1. The size and location of borings and/or test pits in the developable area; and</u> <u>2. Findings of field observations, subsurface character and infiltration rates;</u> <u>3. Any other appropriate narrative regarding the subject site and soil analysis, as determined by the director; and</u> <u>4. Recommendations based on findings on what would be appropriate BMPs for the site, unless infeasible per infeasibility criteria in the Gig Harbor Stormwater Management and Site Development Manual; and</u> <u>5. Provide design recommendations for the use of low impact development principles that minimize native vegetation loss, creation of impervious surfaces, and stormwater.</u>				✓
16.05.007 Model homes.	A. Eligibility. Any applicant who has received preliminary plat approval may apply for building permits for model homes, up to the number authorized under subsection C of this section. Prior to the issuance of model home permit(s), the applicant must demonstrate that the following criteria are met: [...] 2. All required retention and detention facilities necessary for the areas of the subdivision serving the model homes are in place and functional, and in accordance with the civil permit approved by the city of Gig Harbor; and	No changes/ action taken	No revisions proposed; existing code language requires that retention/detention facilities for model homes be in place and functional prior to applying for a building permit.	N/A				✓
Chapter 16.10 Mobile/Manufactured Home Park and Subdivision Standards								
16.10.050 Siting criteria.	The following minimum criteria apply to the siting of mobile/manufactured home parks and subdivisions. A. Mobile/manufactured home parks: [...] 2. Minimum perimeter buffer: 30 feet of dense, vegetated screen; [...] B. Mobile/manufactured home subdivision: [...] 2. Minimum perimeter buffer: 30 feet of dense vegetated screen; [...] 9. Maximum impervious hard/impermeable surface coverage: dependent upon zoning district standard.	Amended existing code	Amended existing code to amend requirement for maximum impervious area to be maximum hard/impermeable area consistent with new requirements in Title 17.	The following minimum criteria apply to the siting of mobile/manufactured home parks and subdivisions. A. Mobile/manufactured home parks: [...] 2. Minimum perimeter buffer: 30 feet of dense, vegetated screen; [...] B. Mobile/manufactured home subdivision: [...] 2. Minimum perimeter buffer: 30 feet of dense vegetated screen; [...] 9. Maximum impervious <u>hard/impermeable</u> surface coverage: dependent upon zoning district standard.		✓		✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
16.10.060 Development standards.	E. Storm Drainage. All storm drainage facilities shall be designed and installed in accordance with the requirements of the city of Gig Harbor public works construction standards. Easements for maintenance of public storm water facilities shall be provided as deemed necessary and appropriate by the city engineer. [...] H. Accessory Buildings. Accessory buildings within a mobile/manufactured home park or subdivision are permitted; provided, that the maximum site coverage does not exceed 30 percent of the site’s open space.	Amended existing code	Amended existing code to amend requirement for maximum impervious area to be maximum hard/impermeable area consistent with new requirements in Title 17.	E. Storm Drainage. All storm drainage facilities shall be designed and installed in accordance with the requirements of the city of Gig Harbor public works construction standards. Easements for maintenance of public storm water facilities shall be provided as deemed necessary and appropriate by the city engineer. [...] H. Accessory Buildings. Accessory buildings within a mobile/manufactured home park or subdivision are permitted; provided, that the maximum site impermeable/hard surface coverage does not exceed 30 percent of the site’s open space.		✓		✓
Chapter 16.11 Binding Site Plans								
16.11.003 Complete binding site plan application.	B. All of the site plan elements as listed in GHMC 17.96.050, as long as the following elements are also included: [...] 4. The location of proposed or existing open space including any required landscaped areas, and all major manmade or natural features, i.e., streams, creeks, drainage ditches, railroad tracks, utility lines, etc.; [...] 6. The following zoning code data: zoning district; total lot area (square feet); total building area (square feet); percent of site coverage; number of units proposed; total number of parking stalls (including handicapped); total parking and maneuvering area (square feet); required landscaping (square feet); percent of lot in open space; type of construction; sprinklered-nonsprinklered; occupancy classification; [...] E. The location and size of on-site water bodies and drainage features, both natural and manmade;	Amended existing code	Amended existing code to amend requirement for maximum impervious area to be maximum hard/impermeable area consistent with new requirements in Title 17.	B. All of the site plan elements as listed in GHMC 17.96.050, as long as the following elements are also included: [...] 4. The location of proposed or existing open space including any required landscaped areas, and all major manmade or natural features, i.e., streams, creeks, drainage ditches, railroad tracks, utility lines, etc.; [...] 6. The following zoning code data: zoning district; total lot area (square feet); total building area (square feet); percent of site-hard/impermeable surface coverage; number of units proposed; total number of parking stalls (including handicapped); total parking and maneuvering area (square feet); required landscaping (square feet); percent of lot in open space; type of construction; sprinklered-nonsprinklered; occupancy classification; [...] E. The location and size of on-site water bodies and drainage features, both natural and manmade;		✓		✓
16.11.004 Criteria for approval of binding site plan.	B. Approval of Binding Site Plans in Residential Single-Family (R-1) Zones. In addition to all other criteria for approval, a binding site plan may only be approved in an R-1 zone if all of the following additional criteria are satisfied: [...] 8. The maximum impervious lot coverage is 40 percent;	Amended existing code	Amended existing code to amend requirement for maximum impervious area to be maximum hard surface consistent with new requirements in Title 17.	B. Approval of Binding Site Plans in Residential Single-Family (R-1) Zones. In addition to all other criteria for approval, a binding site plan may only be approved in an R-1 zone if all of the following additional criteria are satisfied: [...] 8. The maximum impervious-hard surface lot coverage is 40 percent;		✓		✓
Title 17 - Zoning								
Chapter 17.04 Definitions								
17.04.230 Coverage.	“Coverage” is that percentage of the area of a lot or site that is built on or occupied by buildings, parking areas and other impervious surfaces. (Ord. 573 § 2, 1990)	Amended existing code	Amended existing code to make definition consistent with new requirements for maximum hard/impermeable surface.	“Coverage” is that percentage of the area of a lot or site that is built on or occupied by buildings, parking areas and other impervious-hard/impermeable surfaces. (Ord. 573 § 2, 1990).		✓		✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.04.269 Dense vegetative screen.	A “dense vegetative screen” consists of a physical buffer which is opaque to a height of six feet and broken to a height of 20 feet. Screening may be achieved through any one or a combination of the following methods: A. A solid row of evergreen trees or shrubs. B. A solid row of evergreen trees or shrubs planted on an earthen berm. C. A combination of trees and shrubs and fencing where the amount of fencing does not exceed 50 percent of the lineal distance of the side to be buffered. Ground cover plants which are capable of providing complete ground coverage within three years of planting shall also be provided.	Amended existing code	Amended existing code to allow for vegetated stormwater facilities within a dense vegetative screen.	A “dense vegetative screen” consists of a physical buffer which is opaque to a height of six feet and broken to a height of 20 feet. Screening may be achieved through any one or a combination of the following methods: A. A solid row of evergreen trees or shrubs. B. A solid row of evergreen trees or shrubs planted on an earthen berm. C. A combination of trees and shrubs and fencing where the amount of fencing does not exceed 50 percent of the lineal distance of the side to be buffered. Ground cover plants which are capable of providing complete ground coverage within three years of planting shall also be provided. <u>D. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative screen requirements, these plantings may deviate from the requirements in this subsection, provided that the overall buffer area meets the intent of providing screening and physical separation.</u> (Ord. 652 § 1, 1993).			✓	✓
17.04.407 Ground cover.	“Ground cover” means small plants such as salal, ivy, ferns, mosses, grasses or other types of vegetation which normally cover the ground and shall include trees less than three inches in diameter measured at 54 inches aboveground. (Ord. 703 § 11, 1996).	Amended existing code	Amended existing code to revise numbering system to be able to fit the definition for a hard surface.	17.04.407-406 Ground cover.	✓			
17.04.408 Habitable space.	“Habitable space” shall mean a space in a building for living, sleeping, eating or cooking, and shall also include bathrooms, toilet rooms, closets, halls, storage rooms and utility rooms. Habitable space does not include attic areas that have no floors or finished interior walls. (Ord. 995 § 1, 2005).	Amended existing code	Amended existing code to revise numbering system to be able to fit the definition for a hard surface.	17.04.408-407 Habitable space.1	✓			
17.04.420 Impervious surface.	“Impervious surface” means a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impervious surfaces.	Amended existing code	Amended existing code to make definition consistent with that in the Gig Harbor Stormwater and Site Development Manual.	17.04.420 Impervious Impermeable surface. “ Impervious-Impermeable surface” means a hard-non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious-impermeable surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads with compacted sub-grade, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities and tidelands shall not be considered as impervious-impermeable surfaces <u>for the purposes of determining whether the thresholds for application of stormwater minimum requirements are exceeded but shall be considered impermeable surfaces for purposes of runoff modeling.</u> (Ord. 1278 § 4, 2013; Ord. 863 § 2, 2001; Ord. 573 § 2, 1990).		✓		✓
17.04.544 Low impact retail.	“Low impact retail” means retail uses that are compatible with, and targeted to, local residential consumers, and that reduce the hazards of local traffic by limiting the size of the building. Such stores or services may include pharmacies, bakeries and delicatessens or coffee shops, barbershops and beauty parlors, drycleaners, shoe repair, small commercial postal services, flower shops, and similar uses. Drive-in establishments, such as gas stations or drive-through restaurants, do not meet this definition. (Ord. 1046 § 36, 2006; Ord. 863 § 3, 2001. Formerly 17.04.551).	Amended existing code	Amended existing code to revise numbering system to be able to fit the definition for low impact development and low impact development BMPs.	17.04.544-545 Low impact retail.	✓			

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.04.675 Porous paving.	“Porous paving” means paving surfaces which accommodate pedestrian, bicycle and auto traffic while allowing infiltration and storage of stormwater. Porous paving includes porous asphalt pavement; porous concrete; grid or lattice rigid plastic or paving blocks where the holes are filled with soil, sand, or gravel; and cast-in-place paver systems.	Amended existing code	Amended existing code to revise the word porous to permeable.	17.04.675 657 Porous Permeable paving. “ Porous Permeable paving” or “Permeable surface” means paving surfaces which accommodate pedestrian, bicycle and auto traffic while allowing infiltration and storage of stormwater. Porous Permeable paving includes porous asphalt pavement; porous pervious concrete; grid or lattice rigid plastic or paving blocks where the holes are filled		✓		✓
17.04.657 Personal services.	“Personal services” means an establishment engaged in providing services involving nonmedical care of a person and/or his or her personal goods or apparel. Examples of such uses include: laundromats, drycleaners, barbers, hairstyling salons, spa services, indoor pet grooming salons, photography studios, dance schools, karate schools, and indoor fitness centers no more than 20,000 square feet in size. (Ord. 1307 § 15, 2014;	Amended existing code	Amended existing code to revise numbering system to be able to fit the definition for pervious concrete.	17.04.657-658 Personal services.	✓			
N/A	N/A	Developed new code	Developed new definition consistent with that found in the Gig Harbor Stormwater and Site Development Manual.	17.04.105 Best management practices (BMPs). “Best management practices” or “BMPs” means the schedule of activities, prohibition of practices, maintenance procedures, and structural, and/or management practices approved by Ecology that, when used singly or in combination, prevent or reduce the release of pollutants and other adverse impacts to waters of Washington state. BMPs are listed and described in the Gig Harbor Stormwater Management and Site Development Manual, most recent version.				✓
N/A	N/A	Developed new code	Developed new definition consistent with that found in the Gig Harbor Stormwater and Site Development Manual.	17.04.408 Hard surface. “Hard surface” means an impermeable surface, a permeable pavement, or a vegetated roof.		✓		✓
N/A	N/A	Developed new code	Developed new definition consistent with that found in the Gig Harbor Stormwater and Site Development Manual.	17.04.543 Low impact development (LID). “Low impact development” or “LID” means a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design.				✓
N/A	N/A	Developed new code	Developed new definition consistent with that found in the Gig Harbor Stormwater and Site Development Manual.	17.04.544 Low impact development BMPs. “Low impact development BMPs” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimal excavation foundations, vegetated roofs, and water re-use.				✓
N/A	N/A	Developed new code	Developed new definition consistent with that found in the Gig Harbor Stormwater and Site Development Manual.	17.04.659 Pervious concrete. “Pervious concrete” means paving surfaces similar to conventional concrete except that the mixture omits the fines to create stable air pockets within the final product to allow water to drain to the base below, reducing stormwater runoff and allowing for groundwater recharge. Pervious concrete typically may have a rougher surface than conventional concrete.		✓		✓
N/A	N/A	Developed new code	Developed new definition consistent with that found in the Gig Harbor Stormwater and Site Development Manual.	17.04.675 Porous asphalt. “Porous asphalt” means a paving surfaces similar to conventional asphalt but with reduced fines and stable air pockets within the final product that allow water to drain to the base below, reducing stormwater runoff and allowing for groundwater recharge. Aggregate binders and additives can be added to increase durability.		✓		✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
N/A	N/A	Developed new code	Developed new definition as a housekeeping amendment to clarify the definition of site coverage.	17.04.727 Site coverage. “Site coverage” is that percentage of the area of a lot or site that may be built on or occupied by buildings, parking areas and other hard/impermeable surfaces excluding tidelands or lands waterward of the ordinary high water mark.	✓			
Chapter 17.16 Single-Family Residential (R-1)								
17.16.060 Development standards.	F. Maximum impervious lot coverage: 40%	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	F. Maximum impervious hard surface lot coverage: 40%		✓	✓	✓
Chapter 17.17 Planned Community Development Low Density Residential (RLD)								
17.17.040 Performance standards.	A. Density. The minimum density is four dwelling units per net acre and the maximum density is four dwelling units per gross acre. Additional density may be allowed using either of the following options: 1. Bonus Density Option. A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations: a. Thirty percent of the development site is common open space, which must be contiguous or larger than one acre in area (plus five percent).	No changes/ action taken	No revisions proposed; existing code language requires 30 percent of the development site to be common open space.	N/A			✓	✓
17.17.040 Performance standards.	B. General. [...] 8. Maximum lot area coverage: 45 percent, excluding residential driveways, private walkways and similar impervious surfaces.	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	B. General. [...] 8. Maximum lot area coverage: 45 percent, excluding residential driveways, private walkways and similar impervious hard surfaces.		✓	✓	✓
Chapter 17.20 Medium-Density Residential (R-2)								
17.20.040 Development standards.	F. Maximum impervious lot coverage: 60% of the total lot area	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	F. Maximum impervious hard surface lot coverage: 60% of the total lot area		✓	✓	✓
Chapter 17.21 Planned Community Development Medium Density Residential (RMD)								
17.21.040 Performance standards.	A. Density. The minimum base density is five and the maximum is eight dwelling units per acre. Additional density may be allowed using either of the following options: 1. Bonus Density Option. A bonus density of up to 30 percent over the base may be permitted, based upon the following allocations: a. Thirty percent of the development site is common open space, which must be contiguous or greater than one acre in area (plus five percent).	No changes/ action taken	No revisions proposed; existing code language requires 30 percent of the development site to be common open space.	N/A			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.21.040 Performance standards.	B. General. 4. Maximum Lot Area Coverage. Sixty-five percent, excluding driveways, private walkways and similar impervious surfaces. Impervious surface coverage of individual parcels may exceed the 65 percent maximum when included within a subdivision; provided, that the overall impervious surface coverage of the subdivision does not exceed 65 percent.	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	B. General. 4. Maximum Lot Area Coverage. Sixty-five percent, excluding driveways, private walkways and similar impervious hard surfaces. Impervious Hard surface coverage of individual parcels may exceed the 65 percent maximum when included within a subdivision; provided, that the overall impervious hard surface coverage of the subdivision does not exceed 65 percent.		✓	✓	✓
Chapter 17.24 Multiple-Family Residential (R-3)								
17.24.050 Development standards.	F. Maximum site coverage: 60% of the total lot area	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	F. Maximum site hard surface coverage		✓	✓	✓
Chapter 17.28 Residential and Business District (RB-1)								
17.28.050 Minimum development standards.	F. Maximum impervious lot coverage Single-Family dwellings: 50% Other Residential: 50% Nonresidential: 60%	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	F. Maximum impervious hard surface lot coverage Single-Family dwellings: 50% Other Residential: 50% Nonresidential: 60%		✓	✓	✓
Chapter 17.30 Residential and Business District (RB-2)								
17.30.010 Intent.	The RB-2 district is intended to provide a mix of medium density residential uses with certain specified business, personal and professional services. It is intended to serve as a transitional buffer between high intensity commercial areas and lower intensity residential areas. The RB-2 zone is similar in construction to the RB-1 zone while allowing a higher percentage of impervious coverage and multifamily residential development. Furthermore, the RB-2 zone would serve to minimize impacts to adjacent residential uses by limiting general operational impacts of a use to that portion of the site between the structure(s) and the fronting road. (Ord. 554 § 1A, 1989).	Amended existing code	Amended existing code to be consistent with the change from maximum impervious coverage to maximum hard surface coverage.	The RB-2 district is intended to provide a mix of medium density residential uses with certain specified business, personal and professional services. It is intended to serve as a transitional buffer between high intensity commercial areas and lower intensity residential areas. The RB-2 zone is similar in construction to the RB-1 zone while allowing a higher percentage of impervious hard surface coverage and multifamily residential development. Furthermore, the RB-2 zone would serve to minimize impacts to adjacent residential uses by limiting general operational impacts of a use to that portion of the site between the structure(s) and the fronting road. (Ord. 554 § 1A, 1989).		✓	✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.30.060 Site coverage.	Impervious site coverage in an RB-2 district shall be limited as follows: A. Fifty-five percent site coverage is permitted outright. B. Seventy percent site coverage is conditionally allowed, subject to the following: 1. For every one percent increase in site coverage, an additional 0.5 feet of buffer shall be provided between the use and adjacent single-family residential use or zone; 2. Increased buffering shall consist of one of the following: a. Undisturbed native vegetation which meets the definition of a dense vegetative screen, b. Appropriate landscape vegetation consisting of a mixture of coniferous and broadleaf evergreen species with minimum planting height of six feet and capable of providing a dense vegetative screen within three years of planting, c. As an alternative to paragraph b of this subdivision, the opaque portion of the screen may consist of a weather-resistant wood fence of six feet in height, constructed along the property line. C. Buffer vegetation shall be maintained for the life of the project. Dead, diseased or dying vegetation may be removed; provided, that replanting of vegetation of a like or similar species in size and area coverage shall be accomplished within six months from removal.	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	17.30.060 Site <u>Hard surface</u> coverage. Impervious Hard surface site coverage in an RB-2 district shall be limited as follows: A. Fifty-five percent site <u>hard surface</u> coverage is permitted outright. B. Seventy percent site <u>hard surface</u> coverage is conditionally allowed, subject to the following: 1. For every one percent increase in site <u>hard surface</u> coverage, an additional 0.5 feet of buffer shall be provided between the use and adjacent single-family residential use or zone; 2. Increased buffering shall consist of one of the following: a. Undisturbed native vegetation which meets the definition of a dense vegetative screen, b. Appropriate landscape vegetation consisting of a mixture of coniferous and broadleaf evergreen species with minimum planting height of six feet and capable of providing a dense vegetative screen within three years of planting, c. As an alternative to paragraph b of this subdivision, the opaque portion of the screen may consist of a weather-resistant wood fence of six feet in height, constructed along the property line. C. Buffer vegetation shall be maintained for the life of the project. Dead, diseased or dying vegetation may be removed; provided, that replanting of vegetation of a like or similar species in size and area coverage shall be accomplished within six months from removal. (Ord. 554 § 1F, 1989).		✓	✓	✓
Chapter 17.31 Downtown Business District (DB)								
17.31.070 Maximum impervious coverage by all buildings.	In the DB district, the maximum impervious coverage is 80 percent.	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	17.31.070 Maximum impervious impermeable and hard surface coverage by all buildings . In the DB district, the maximum impervious impermeable coverage is 70 percent. The maximum hard surface coverage by all buildings, driveways, walkways and other similar hard surfaces shall be <u>coverage is 80 percent.</u> (Ord. 573 § 2, 1990).		✓	✓	✓
Chapter 17.32 Neighborhood Commercial District (B-1)								
17.32.033 General standards.	F. Maximum site impervious coverage: 80%	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	F. Maximum site impervious impermeable surface coverage: 80 <u>70</u> % <u>G. Maximum hard surface coverage: 80%</u>		✓	✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
Chapter 17.36 General Business District (B-2)								
17.36.070 Maximum impervious coverage.	In a B-2 district, the maximum impervious coverage is 70 percent.	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	17.36.070 Maximum impervious impermeable and hard surface coverage. In a B-2 district, the maximum impervious impermeable surface coverage is 70-60 percent. <u>The maximum hard surface coverage by all buildings, driveways, walkways and other similar hard surfaces shall be 70 percent.</u> (Ord. 573 § 2, 1990).		✓	✓	✓
Chapter 17.40 Commercial District (C-1)								
17.40.090 Maximum coverage by all buildings.	In a C-1 district, the maximum coverage is 80 percent.	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	17.40.090 Maximum impermeable and hard surface coverage by all buildings. In a C-1 district, the maximum impermeable surface coverage is 70 percent. The maximum hard surface coverage <u>by all buildings, driveways, walkways and other similar hard surfaces shall be</u> is 80 percent. (Ord. 573 § 2, 1990).		✓	✓	✓
Chapter 17.41 Planned Community Development Commercial (PCD-C)								
17.41.030 Performance standards.	E. Lot Coverage. There is no maximum lot area coverage except as needed to meet setback, open space and landscaping requirements.	No changes/ action taken	Existing code language does not specify a maximum lot coverage but does specify setbacks, open space and landscaping requirements which effectively regulate impervious surface coverage.	N/A		✓	✓	✓
Chapter 17.45 Employment District (ED)								
17.45.040 Performance standards.	F. Lot Coverage. There is no maximum lot area coverage except as needed to meet setback, open space and landscaping requirements.	No changes/ action taken	Existing code language does not specify a maximum lot coverage but does specify setbacks, open space and landscaping requirements which effectively regulate impervious surface coverage.	N/A		✓	✓	✓
Chapter 17.46 Waterfront Residential (WR)								
17.46.040 Development standards.	G. Maximum site impervious coverage Single-Family Dwelling: 40% Duplex Dwelling: 45% Non-residential dwelling: 50%	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	G. Maximum site impervious hard surface coverage Single-Family Dwelling: 40% Duplex Dwelling: 45% Non-residential dwelling: 50%		✓	✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
Chapter 17.48 Waterfront Millville (WM)								
17.48.040 Development standards.	G. Maximum site impervious coverage Single-Family Dwelling: 50% Duplex Dwelling: 55% Non-residential dwelling: 70%	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	G. Maximum site impervious <u>hard surface site</u> coverage Single-Family Dwelling: 50% Duplex Dwelling: 55% Non-residential dwelling: 70%		✓	✓	✓
17.48.090 Performance standards.	E. Waterview Opportunity and Waterfront Access. 1. Maximum impervious lot coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses or for increased height, as follows: Maximum Imp. Coverage Number of Waterview/Access Opportunities a. 50/55/70 0 b. +10% 1 c. +10% 2 d. +10% 3	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	E. waterview Opportunity and waterfront Access. 1. Maximum impervious <u>hard surface</u> lot coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses or for increased height, as follows: Maximum Imp. <u>Hard Surface</u> Coverage Number of Waterview/Access Opportunities a. 50/55/70 0 b. +10% 1 c. +10% 2 d. +10% 3		✓	✓	✓
Chapter 17.50 Waterfront Commercial (WC)								
17.50.040 Development standards.	G. Maximum site impervious coverage Single-Family Dwelling: 50% Duplex Dwelling: 55% Non-residential dwelling: 70%	Amended existing code	Amended existing code to include permeable pavement in the calculation of lot coverage by changing maximum impervious coverage to maximum hard surface coverage.	G. Maximum site impervious <u>hard surface site</u> coverage Single-Family Dwelling: 50% Duplex Dwelling: 55% Non-residential dwelling: 70%		✓	✓	✓
17.50.040 Development standards.	K. 1. Maximum impervious lot coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses, as follows: Maximum Imp. Coverage Number of Waterview/Access Opportunities a. 50/55/70 0 b. +10% 1 c. +10% 2 d. +10% 3	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	K. 1. Maximum impervious <u>hard surface</u> lot coverage may be increased up to a maximum of 80 percent upon execution of a written agreement with the city and the property owner; and provided further, that the agreement is filed with the county auditor as a covenant with the land, when the development provides for waterview opportunities and/or waterfront access opportunities in conjunction with nonresidential uses or for increased height, as follows: Maximum Imp. <u>Hard Surface</u> Coverage Number of Waterview/Access Opportunities a. 50/55/70 0 b. +10% 1 c. +10% 2 d. +10% 3		✓	✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
Chapter 17.54 Planned Community Development Business Park District (PCD-BP)								
17.54.030 Performance standards.	G. Lot Coverage. There is no maximum lot area coverage except as needed to meet setback, open space and landscaping requirements.	No changes/ action taken	Existing code language does not specify a maximum lot coverage but does specify setbacks, open space and landscaping requirements which effectively regulate impervious surface coverage.	N/A		✓	✓	✓
Chapter 17.56 Planned Community Development Neighborhood Business District (PCD-NB)								
17.56.030 Performance standards.	F. Lot Coverage. A maximum lot coverage is not specified except as needed to meet setback and open space requirements.	No changes/ action taken	Existing code language does not specify a maximum lot coverage but does specify setbacks, open space and landscaping requirements which effectively regulate impervious surface coverage.	N/A		✓	✓	✓
Chapter 17.72 Off-Street Parking and Loading Requirements								
17.72.020 Off-street parking design standards.	C. All off-street parking spaces shall be at least eight feet in width and at least 18 feet in length, both exclusive of access drives, yards, and ramps. Such spaces shall have a vertical clearance of at least seven feet. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles; provided, that the parking space so created contains within it the rectangular area required by this chapter. Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking:	No changes/ action taken	Existing code language specifies a minimum parking stall dimension that is consistent with that found elsewhere in the Puget Sound region and is not excessively large as to add unnecessary impervious surfaces.	N/A		✓		✓
17.72.020 Off-street parking design standards.	E. All off-street parking spaces and access areas shall be surfaced with portland cement concrete, asphaltic concrete paving, or porous paving to the standards established by the city including but not limited to the city's Stormwater Management and Site Development Manual (Chapter 14.20 GHMC).	Amended existing code	Amended existing code to allow for the use of permeable pavement in addition to conventional pavement for parking lots.	E. All off-street parking spaces and access areas shall be surfaced with portland cement concrete, asphaltic concrete paving, or porous permeable paving to the standards established by the city including but not limited to the city's Stormwater Management and Site Development Manual (Chapter 14.20 GHMC).		✓		✓
17.72.020 Off-street parking design standards.	F. All open parking area with four or more parking spaces shall be effectively screened by a wall, a fence or landscaping from any institutional or public building and from any property in a residential district.	Amended existing code	Amended existing code to allow for vegetated stormwater facilities within parking area landscaping.	F. All open parking area with four or more parking spaces shall be effectively screened by a wall, a fence or landscaping from any institutional or public building and from any property in a residential district, <u>pursuant to the requirements in GHMC 17.78.080</u> . (Ord. 1307 § 53, 2014; Ord. 1231 § 1, 2012; Ord. 1171 § 1, 2009; Ord. 710 § 71, 1996; Ord. 573 § 2, 1990).			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.72.030 Number of off-street parking spaces.	The following is the number of off-street parking spaces required for each of the uses identified below: [...]	No changes/ action taken	Existing code language was reviewed for excessive parking requirements by use. Parking requirements do not exceed that of what is commonly found elsewhere in the Puget Sound region and are not excessive as to add unnecessary impervious surfaces.	N/A		✓		✓
17.72.060 Joint use of required parking spaces for the DB, WC, B-2, C-1 and RB-1 districts abutting Harborview Drive and North Harborview Drive and within the View Basin neighborhood design area.	A. One parking area may contain required spaces for several different uses. Except as otherwise provided in this chapter, the required space assigned to one use may not be credited to any other use which will require parking space simultaneously.	No changes/ action taken	Existing code language allows for shared parking which may reduce impervious surfaces.	N/A		✓		✓
17.72.080 Joint use of required parking spaces for mixed use developments within the RB-2, B-1, B-2, C-1, DB, PCD-C, PCD-BP, PCD-NB, ED and MUD zoning districts.	A. Mixed use developments that provide common parking areas may share required spaces for several different uses when those uses include both daytime and nighttime peak uses as defined below. When calculating the total required parking for the mixed use development, the parking required for either the daytime peak uses or the nighttime peak uses, whichever is smaller, may be reduced by 50 percent.	No changes/ action taken	Existing code language allows for shared parking which may reduce impervious surfaces.	N/A		✓		✓
Chapter 17.78 Landscaping and Screening								
17.78.010 Intent.	The intent of this chapter is to establish standards for landscaping and screening, to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, lessen environmental and improve aesthetic impacts of development and to enhance the overall appearance of the city. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas. (Ord. 573 § 2, 1990).	Amended existing code	Amended existing code to include within the intent statement of the Chapter the intent to preserve significant trees and vegetation. Unrelated amendments were also added per City request to allow for modulated landscape buffers and internal landscape islands within new developments.	The intent of this chapter is to <u>encourage the preservation and enhancement of the City of Gig Harbor’s natural environment. It is also the intent of this chapter to</u> establish standards for landscaping <u>and to allow modulated landscape buffers and internal landscape islands and screening, in order</u> to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, <u>and</u> lessen environmental <u>and improve aesthetic</u> impacts of development <u>and to enhance the overall appearance of the city. It is also the intent to avoid untimely and haphazard removal or destruction of significant trees and vegetation while preserving important landscape characteristics.</u> Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be types and ultimate sizes at maturity that will not impair scenic vistas. (Ord. 573 § 2, 1990).	✓		✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.020 Applicability.	The standards as required by this chapter shall apply to all uses of land which are subject to site plan review, a land clearing permit, and to any new subdivision plat. GHMC 17.78.095 applies to all development in the area described by that section. Additionally, the requirements of Shoreline Master Program subsection 6.2.4, Regulations – Vegetation Conservation Strip, shall apply to all property within the jurisdiction of the city’s shoreline master program. (Ord. 1278 § 4, 2013; Ord. 1238 § 4, 2012; Ord. 1197 § 44, 2010; Ord. 710 § 75, 1996; Ord. 652 § 5, 1993; Ord. 573 § 2, 1990).	Amended existing code	Housekeeping amendment to remove the word "new" from "subdivision plat".	The standards as required by this chapter shall apply to all uses of land which are subject to site plan review, a land clearing permit, and to any new subdivision plat. GHMC 17.78.095 applies to all development in the area described by that section. Additionally, the requirements of Shoreline Master Program subsection 6.2.4, Regulations – Vegetation Conservation Strip, shall apply to all property within the jurisdiction of the city’s shoreline master program. (Ord. 1278 § 4, 2013; Ord. 1238 § 4, 2012; Ord. 1197 § 44, 2010; Ord. 710 § 75, 1996; Ord. 652 § 5, 1993; Ord. 573 § 2, 1990).	✓			
17.78.030 Landscape plans.	A. A plan of the proposed landscaping and screening shall be incorporated into plans submitted for site plan review or projects which require hearing examiner review. The plans shall be drawn to scale and contain the following, in addition to the significant vegetation plan and tree retention plan required by GHMC 17.98.040: 1. Parking and vehicle use areas, driveways and walkways; 2. Buildings or structures, existing and proposed; 3. All proposed new landscaping. Landscape plan shall include the location, species, diameter or size of materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials. Alternatively, a schematic landscape plan can be submitted showing planting zones. Each planting zone shall include typical shrub and groundcover species and typical size and spacing at planting. All landscape plans shall include the location, species, and diameter or size of all proposed trees; 4. Schematic irrigation plan showing irrigation zones and proposed irrigation techniques within each zone or a xeriscape plan as set forth in GHMC 17.78.045(B); B. Identification of tree protection techniques. (Ord. 1093 § 1, 2007; Ord. 573 § 2, 1990).	Amended existing code	Amended existing code to require a tree survey and to specify that final landscape plans for construction be consistent with the landscape plans approved during the land use process.	17.78.030 Tree, Landscape and Screening plansPlans. A. A plan of the proposed landscaping and screening shall be incorporated into plans submitted for site plan review or projects which require hearing examiner review. The plans shall be drawn to scale and contain the following, in addition to the significant vegetation plan <u>tree survey</u> and tree retention plan <u>survey</u> required by GHMC 17.98.040: 1. Parking and vehicle use areas, driveways and walkways; 2. Buildings or structures, existing and proposed; 3. All proposed new landscaping. Landscape plan shall include the location, species, diameter or size of materials <u>plants</u> using both botanical and common names. Drawings shall reflect the ultimate size of plant materials. Alternatively, a schematic landscape plan can be submitted showing planting zones. Each planting zone shall include typical shrub and groundcover species and typical size and spacing at planting. All landscape plans shall include the location, species, and diameter or size of all proposed trees; 4. Schematic irrigation plan showing irrigation zones and proposed irrigation techniques within each zone or a xeriscape plan as set forth in GHMC 17.78.045(B <u>C</u>); 5. Identification of tree protection techniques. <u>B. Final landscape construction plans consistent with the landscape plans approved through the land use permit process shall be submitted with civil or building permits application.</u> (Ord. 1093 § 1, 2007; Ord. 573 § 2, 1990).	✓		✓	

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.045 General provisions.	<p>A. Plant Compatibility. All new plantings must be of a type which will thrive amid existing vegetation without killing or overtaking it. Incompatible plants which require different planting environments or microclimates shall not be mixed. Haphazard mixture of textures, colors and plant types should be avoided. Invasive, nuisance plants on the noxious weed list (state and Pierce County) are prohibited.</p> <p>B. Irrigation. Planting areas with nursery stock or transplanted vegetation shall include an automatic mechanical irrigation system designed for full coverage of the planting area. Exceptions may be granted for xeriscape plans which require little or no supplemental irrigation. Xeriscape plans shall be prepared by a licensed landscape architect and shall be approved by the planning director.</p> <p>C. Wall Coverage. Blank walls shall include a narrow planting area, where feasible, with shrubs or vines (espaliers) giving coverage to the wall.</p> <p>D. Preservation of Significant Views. Views and vistas from public rights-of-way shall be considered when determining placement of vegetation. While it is not the intent to avoid all trees in the foreground of a view, consideration should be given to the expected height of tree and how they might be located to “frame” the view. (Ord. 1086 § 4, 2007).</p>	Amended existing code	<p>Amended existing code to specify that tree removal is allowed only when a tree is damaged/hazardous and verified by an ISA arborist.</p> <p>Housekeeping amendment to specify that an irrigation plan is not necessary when native plantings are used that have temporary irrigation.</p>	<p><u>A. Removal of a dead, substantially diseased or damaged or hazard tree is allowed upon submittal of written verification by an ISA certified arborist who states that removal of the tree is essential for the protection of life, limb, or property. Removal of significant trees as defined in GHMC 17.99.590 may require replacement per GHMC 17.99.240(E).</u></p> <p>B. Plant Compatibility. All new plantings must be of a type which will thrive amid existing vegetation without killing or overtaking it. Incompatible plants which require different planting environments or microclimates shall not be mixed. Haphazard mixture of textures, colors and plant types should be avoided. Invasive, nuisance plants on the noxious weed list (state and Pierce County) are prohibited.</p> <p>C. Irrigation. Planting areas with nursery stock or transplanted vegetation shall include an automatic mechanical irrigation system designed for full coverage of the planting area. Exceptions may be granted for <u>xeriscape-native planting</u> plans <u>which require little or no supplemental irrigation</u><u>that provide temporary irrigation for at least three growing seasons.</u> Xeriscape plans shall be prepared by a licensed landscape architect and shall be approved by the planning director.</p> <p>D. Wall Coverage. Blank walls shall include a narrow planting area, where feasible, with shrubs or vines (espaliers) giving coverage to the wall.</p> <p>E. Preservation of Significant Views. Views and vistas from public rights-of-way shall be considered when determining placement of vegetation. While it is not the intent to avoid all trees in the foreground of a view, consideration should be given to the expected height of tree and how they might be located to “frame” the view. (Ord. 1086 § 4, 2007).</p>	✓		✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.050 Preservation of significant trees and native vegetation.	<p>A. Retention. In the required perimeter landscaping area, applicants shall retain all significant vegetation as defined in GHMC 17.99.590. The city encourages retention of trees on the remaining portions of the project sites as well.</p> <p>[...]</p> <p>C. Other Existing Vegetation. Retention of other existing vegetation for landscaping is strongly encouraged; however, it must be equal to or better than available nursery stock.</p> <p>D. Areas of native vegetation which are designated as landscape or buffer areas, or which are otherwise retained under the provisions of Chapter 17.99 GHMC, shall be subject to a 10-foot-wide no-construction zone and shall be protected by a barricade as defined in subsection E of this section. Clearing, grading or contour alteration is not permitted within this no-construction area unless a qualified arborist provides written documentation that proposed construction activity within the 10-foot setback will not harm existing vegetation within the designated landscape or buffer area.</p> <p>E. Tree Protection Barricade. All significant vegetation to be retained must be protected during construction by installation of a protective barricade. This will require preliminary identification of the proposed area of disturbance for staff inspection and approval, then installation of a protective barricade before major excavation with heavy equipment begins. The barricade must be made of cylindrical steel posts or four-inch by four-inch wood posts with chain link fence attached. Fence posts shall be eight feet on center connected with two-inch by four-inch top rails or equivalent support system. Fence height must be a minimum of four feet high.</p>	Deleted existing code	Deleted existing code as a new section (17.78.092) is being added that requires preservation of significant trees and existing vegetation.	<p>A. Retention. In the required perimeter landscaping area, applicants shall retain all significant vegetation as defined in GHMC 17.99.590. The city encourages retention of trees on the remaining portions of the project sites as well.</p> <p>[...]</p> <p>C. Other Existing Vegetation. Retention of other existing vegetation for landscaping is strongly encouraged; however, it must be equal to or better than available nursery stock.</p> <p>D. Areas of native vegetation which are designated as landscape or buffer areas, or which are otherwise retained under the provisions of Chapter 17.99 GHMC, shall be subject to a 10-foot-wide no-construction zone and shall be protected by a barricade as defined in subsection E of this section. Clearing, grading or contour alteration is not permitted within this no-construction area unless a qualified arborist provides written documentation that proposed construction activity within the 10-foot setback will not harm existing vegetation within the designated landscape or buffer area.</p> <p>E. Tree Protection Barricade. All significant vegetation to be retained must be protected during construction by installation of a protective barricade. This will require preliminary identification of the proposed area of disturbance for staff inspection and approval, then installation of a protective barricade before major excavation with heavy equipment begins. The barricade must be made of cylindrical steel posts or four-inch by four-inch wood posts with chain link fence attached. Fence posts shall be eight feet on center connected with two-inch by four-inch top rails or equivalent support system. Fence height must be a minimum of four feet high.</p>			✓	

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.060 Requirements for residential landscaping.	<p>A. Perimeter Areas.</p> <p>1. Notwithstanding other regulations found in this chapter, perimeter areas shall be landscaped. The required width of perimeter areas to be landscaped shall be at least the depth of the required yard or setback area. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area, within three years. One deciduous tree a minimum of two-inch caliper or one six-foot evergreen or three shrubs which should attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped.</p> <p>2. A minimum of 40 percent of the required plantings shall be evergreen trees a minimum of six feet in height. For properties located within the boundaries of the height overlay district referenced in Chapter 17.62 GHMC, trees shall be of a species that will ultimately grow to the height of the planned building. In the selection of trees and shrubs, consideration should be given to overall aesthetic impacts at maturity.</p> <p>B. Buffer Areas. All residential plats shall have a minimum 25-foot buffer consisting of a dense vegetated screen, shall be required along the perimeters of the plat, and the buffer shall be established as a covenant on the final plat. The screening may be achieved through any one or a combination of the following methods:</p> <p>1. A solid row of evergreen trees or shrubs;</p> <p>2. A solid row of evergreen trees and shrubs planted on an earthen berm;</p> <p>3. A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the lineal distance of the side to be buffered as well as other plant materials, planted so that the ground will be covered within three years;</p> <p>4. Use of existing native vegetation which meets the definition of dense vegetative screen.</p> <p>C. Parking Areas. Parking areas shall be landscaped subject to the standards for parking lots found in GHMC 17.78.080. (Ord. 1245 § 18, 2012; Ord. 1086 § 6, 2007; Ord. 975 § 68, 2004; Ord. 652 § 6, 1993; Ord. 573 § 2, 1990).</p>	Amended existing code	Amended existing code to add new provisions for reducing perimeter landscaping width to allow for modulations to preserve clusters of existing vegetation and to allow for internal landscaping islands that preserve clusters of existing vegetation.	<p>A. Perimeter Areas.Notwithstanding other regulations found in this chapter, perimeter areas shall be landscaped <u>with trees, shrubs, and groundcover</u>. The required width area of the perimeter areas to be landscaped<u>landscaping on residential site plans</u> shall be at least the depth of the required yard or setback area. <u>The required width for perimeter landscape areas in residential plats is 25 feet. The width of the perimeter landscape areas may be modified as provided for in this section in order to group, shape, or cluster existing or planted vegetation in modulated edges along the perimeter of a site or to create internal vegetation islands. In addition, internal vegetation island(s) and significant trees may be included in the calculation of perimeter areas in order to separate and or juxtapose elements of the site plan and layout. The total square footage of these modified perimeter landscape areas shall be equivalent to the area of the standard required perimeter width identified above.</u></p> <p><u>A. Reductions to the standard perimeter landscape area width are limited as follows:</u></p> <p><u>1. Perimeter landscape area widths may be reduced to not less than 1/3 of the required yard or setback area of the zone or 10 feet, whichever is greater;</u></p> <p><u>2. Perimeter landscape areas which have been reduced in width shall not run the length of the existing exterior property line for more than 2/3 of the length of said property line;</u></p> <p><u>3. Parking and driveways may not encroach into the remaining perimeter landscape areas. However, site access driveways and pedestrian walkways may cut through the remaining perimeter landscape area substantially perpendicular to the property line.</u></p> <p><u>B. All areas used in the calculation of the perimeter landscape area shall be developed as follows:</u></p> <p><u>1.All significant trees as defined in GHMC 17.99.590 shall be retained. These trees can be applied towards all or some of the trees required to be retained by GHMC 17.99.240(D) Retention of other existing vegetation for landscaping is strongly encouraged; however, it must be equal to or better than available nursery stock.</u></p> <p><u>2. If the area does not contain substantial existing canopy, understory, and groundcover vegetation, it shall be enhanced or planted as follows:</u></p> <p><u>a. At least eighty (80) percent of all trees, shrubs, and groundcover shall be from the preferred species list referenced in GHMC 17.78.050.</u></p> <p><u>b. Perimeter landscaping may include existing landscaping, planted or a combination of both</u></p>			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.070 Requirements for nonresidential uses.	<p>A. Perimeter Areas.</p> <p>1. Notwithstanding other regulations found in this chapter, perimeter areas shall be landscaped. The required width of perimeter areas to be landscaped shall be the required yard or setback area or a total area equivalent to the required yards. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree of a minimum of two-inch caliper or one six-foot-high evergreen tree or three shrubs which will attain a height of three and one-half feet within three years shall be provided for every 300 square feet of area to be landscaped.</p> <p>2. A minimum of 40 percent of the required plantings shall be evergreen trees a minimum of six feet in height. For properties located within the boundaries of the height overlay district referenced in Chapter 17.62 GHMC, trees shall be of a species that will ultimately grow to the height of the planned building.</p> <p>B. Buffer Areas. Where a development subject to these standards is contiguous to a residential zoning district, the zone transition standards of GHMC 17.99.180 shall be met. Where a nonresidential development abuts a residential development in the same zone, then that required perimeter area shall be landscaped the full width of the setback areas as follows:</p> <p>1. A solid screen of evergreen trees or shrubs;</p> <p>2. A solid screen of evergreen trees and shrubs planted on an earthen berm an average of three feet high along its midline;</p> <p>3. A combination of trees or shrubs and fencing where the amount of fence does not exceed 50 percent of the lineal distance of the side to be buffered as well as other plant materials, planted so that the ground will be covered within three years.</p> <p>C. Areas Without Setbacks.</p> <p>1. In those areas where there is no required front yard setback or where buildings are built to the property line, development subject to this chapter shall provide street trees at an interval of one every 20 feet or planter boxes at the same interval or some combination of trees and boxes, or an alternative.</p> <p>2. Street trees shall be a minimum caliper of two inches and be a species approved by the city and installed to city standards. Planter boxes shall be maintained by the property</p>	Amended existing code	Amended existing code to add new provisions for reducing perimeter landscaping width to allow for modulations to preserve clusters of existing vegetation and to allow for internal landscaping islands that preserve clusters of existing vegetation.	<p>areas shall be landscaped <u>with trees, shrubs, and groundcover</u>. The required width area of perimeter areas to be landscaped <u>landscaping</u> shall be <u>at least the depth of</u> the required yard or setback area. <u>The width of the perimeter landscape areas may be modified as provided for in this section in order to group, shape or cluster existing or planted vegetation to create modulating edges along the perimeter of a site or to create internal vegetation islands. In addition, internal vegetation island(s) may be included in the calculation of perimeter areas and shall be located in order to separate and or juxtapose buildings and/or parking areas and prioritize access points and junctions in internal circulation if the standards below are met. The total square footage of these modulated perimeter landscape areas shall be equivalent to the area of the standard required perimeter width identified above.</u> or a total area equivalent to the required yards. Areas to be landscaped shall be covered with live plant materials which will ultimately cover 75 percent of the ground area within three years. One deciduous tree of a minimum of two-inch caliper or one six-foot-high evergreen tree or three shrubs which will attain a height of three and one-half feet within three years shall be provided for every 300 square feet of area to be landscaped.</p> <p><u>1. Reductions to the standard perimeter landscape area width are limited as follows:</u></p> <p><u>a. Perimeter landscape area widths may be reduced to not less than 1/3 of the required yard or setback area of the zone or 10 feet, whichever is greater;</u></p> <p><u>b. Perimeter landscape areas which have been reduced in width shall not run the length of the existing exterior property lines for more than 2/3 of the said property line;</u></p> <p><u>c. Parking and driveways may not encroach into the remaining perimeter landscape areas. However, site access driveways and pedestrian walkways may cut through the remaining perimeter landscape area substantially perpendicular to the property line.</u></p> <p><u>2. All areas used in the calculation of the perimeter landscape area shall be developed as follows:</u></p> <p><u>a. All significant trees as defined in GHMC 17.99.590 shall be retained. These trees can be applied towards all or some of the trees required to be retained by GHMC 17.99.240(D). Retention of other existing vegetation for landscaping is strongly encouraged; however, it must be equal to or better than available nursery stock.</u></p>			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.080 Parking lot and service area landscaping and screening.	<p>A. Perimeter Landscaping. In order to soften the visual effects or separate one parking area or paved service area from another or from other uses, the following standards apply:</p> <p>1. Adjacent to a street or road, the minimum width shall be equal to the required yard for the underlying land use or a strip 10 feet wide, whichever is greater. On all other perimeters the depth shall be a minimum of five feet.</p> <p>2. Visual screening through one or any of a combination of the following methods:</p> <p>a. Planting of living ground cover as well as shrubs or small trees which will form a solid vegetative screen at least three feet in height; or</p> <p>[...]</p> <p>B. Interior Parking Lot Landscaping. A continuous canopy of trees shall be planted within the interior of a parking lot as follows:</p> <p>1. A continuous row of trees, spaced 20 feet on-center, located between each parking row in a minimum five-foot-wide continuous landscape strip; or</p> <p>2. Two trees at each end of parking rows and between every nine single-loaded parking stalls, or 18 for double-loaded parking stalls, in planted areas of at least 125 square feet each for single-loaded, or 250 square feet each for double-loaded parking stalls.</p> <p>3. For buildings eligible for an industrial building exemption, as defined in GHMC 17.99.040, a continuous canopy of interior parking lot trees is not required if the number of trees otherwise required under subsection (B)(1) or (B)(2) of this section are provided around the perimeter of the parking lot, along with any other required perimeter landscaping.</p> <p>C. Downtown Parking Lots. In addition to the standards of subsection B of this section, parking lots located within the DB zoning district and the portion of the WC zoning district abutting the DB zoning district shall conform to the following:</p> <p>1. Provision of a minimum of five-foot-wide landscaping strip intended to screen and soften the visual impacts of parking lots. Screening may be accomplished through any of the methods described under subsection (A)(2) of this section. In addition to screening, street trees a minimum of two-inch caliper shall be provided at 20-foot intervals.</p> <p>2. In those instances where parking areas are bordered by more than one street, the strip required in subsection (C)(1) of this section shall only apply to the longest side. All other</p>	Amended existing code	Amended existing code to allow for vegetation based stormwater facilities to be located within perimeter landscape areas where they meet the intent of the section.	<p>A. Perimeter Landscaping. In order to soften the visual effects or separate one parking area or paved service area from another or from other uses, the following standards apply:</p> <p>1. Adjacent to a street or road, the minimum width shall be equal to the required yard for the underlying land use or a strip 10 feet wide, whichever is greater. On all other perimeters the depth shall be a minimum of five feet.</p> <p>2. Visual screening through one or any of a combination of the following methods:</p> <p>a. Planting of living ground cover as well as shrubs or small trees which will form a solid vegetative screen at least three feet in height; or</p> <p>[...]</p> <p><u>4. LID BMPs may be utilized within the perimeter landscape areas. Where LID BMPs are proposed to meet parking lot perimeter landscape requirements, areas containing LID BMPs may deviate from the requirements in this section, provided that the overall landscape area meets the intent of this section.</u></p> <p>B. Interior Parking Lot Landscaping. A continuous canopy of trees shall be planted within the interior of a parking lot as follows:</p> <p>1. A continuous row of trees, spaced 20 feet on-center, located between each parking row in a minimum five-foot-wide continuous landscape strip; or</p> <p>2. Two trees at each end of parking rows and between every nine single-loaded parking stalls, or 18 for double-loaded parking stalls, in planted areas of at least 125 square feet each for single-loaded, or 250 square feet each for double-loaded parking stalls.</p> <p>3. For buildings eligible for an industrial building exemption, as defined in GHMC 17.99.040, a continuous canopy of interior parking lot trees is not required if the number of trees otherwise required under subsection (B)(1) or (B)(2) of this section are provided around the perimeter of the parking lot, along with any other required perimeter landscaping.</p> <p><u>4. LID BMPs are encouraged within interior parking lot landscape areas. Where LID BMPs are utilized to manage parking lot stormwater runoff, the required number of trees may be reduced by one third to allow for narrower bioretention areas consistent with the minimum landscape strip required under subsection (B)(1).</u></p> <p>C. Downtown Parking Lots. In addition to the standards of subsection B of this section</p>			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.78.090 <i>Screening/buffering from SR-16, Tacoma Power Cushman transmission line property and SR -16 interchanges.</i>	A. All development of properties adjacent to SR-16, the Tacoma Power Cushman transmission line property, and SR-16 interchange ramps shall be required to leave a buffer between the property line and any development. This buffer shall be a minimum of 30 feet in depth and shall only apply when the property is also within the enhancement corridor. The buffer shall conform to all enhancement corridor standards defined in GHMC 17.99.160. B. Adjacent to SR-16 interchange ramps landscape buffering shall be done according to the standards for perimeter landscaping for residential and nonresidential development. The buffer area shall be covered with live plant materials which will ultimately cover 75 percent of the ground cover within three years. One deciduous tree of a minimum of two-inch caliper or one six-foot evergreen or three shrubs which will attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Forty percent of the required planting shall be evergreen trees a minimum of six feet in height and of a species that will grow to the height of the buildings in the development. All significant vegetation as defined in GHMC 17.99.590 shall be retained. C. Parking lots designed for more than 16 cars shall either be completely screened from SR-16 or be partially screened under the provisions of the enhancement corridor standards in GHMC 17.99.160.	Amended existing code	Housekeeping amendment to remove the requirements for SR16 interchange landscape buffering per City request.	A. All development of properties adjacent to SR-16, the Tacoma Power Cushman transmission line property, and SR-16 interchange ramps shall be required to leave a buffer between the property line and any development. This buffer shall be a minimum of 30 feet in depth and shall only apply when the property is also within the enhancement corridor. The buffer shall conform to all enhancement corridor standards defined in GHMC 17.99.160. B. Adjacent to SR-16 interchange ramps landscape buffering shall be done according to the standards for perimeter landscaping for residential and nonresidential development. The buffer area shall be covered with live plant materials which will ultimately cover 75 percent of the ground cover within three years. One deciduous tree of a minimum of two-inch caliper or one six-foot evergreen or three shrubs which will attain a height of three and one-half feet within three years shall be provided for every 500 square feet of the area to be landscaped. Forty percent of the required planting shall be evergreen trees a minimum of six feet in height and of a species that will grow to the height of the buildings in the development. All significant vegetation as defined in GHMC 17.99.590 shall be retained. B. Parking lots designed for more than 16 cars shall either be completely screened from SR-16 or be partially screened under the provisions of the enhancement corridor standards in GHMC 17.99.160.	✓			
17.78.100 <i>Alternative landscaping plans.</i>	The planning director may authorize modification of the landscape requirements when alternative plans comply with the intent of this chapter and: A. The proposed landscaping represents a superior result than that which would be achieved by strictly following requirements of this chapter; or B. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or C. Incorporates unique, historic or architectural features such as fountains, sculptures, structures and the like; or	No changes/ action taken	No revisions proposed; existing code language allows for alternative landscaping plans that represent a superior result than what is required by code.	N/A			✓	✓
17.78.120 <i>Maintenance.</i>	A. Whenever landscaping is required under the provisions of this chapter, shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition. Planting beds shall not be located over impervious surfaces. Dead or dying trees or shrubs shall be replaced immediately, and the planting area shall be maintained free of noxious weeds and trash. B. Similarly, if necessary, the trees or shrubs shall receive pruning or removal to avoid the creation of a safety hazard or nuisance through excessive shading, overhanging adjacent properties or to preserve a view or scenic vista. subject to the provisions of GHMC	Amended existing code	Amended existing code to change the word "impervious" to "impermeable" and to require that natural vegetation areas be retained over time in addition to required planted landscape materials.	A. Whenever landscaping is required under the provisions of this chapter, shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition. Planting beds shall not be located over impervious impermeable surfaces. Dead or dying trees or shrubs shall be replaced immediately, and the planting area shall be maintained free of noxious weeds and trash. B. Similarly, if necessary, the trees or shrubs shall receive pruning or removal to avoid the creation of a safety hazard or nuisance through excessive shading, overhanging adjacent properties or to preserve a view or scenic vista. subject to the provisions of GHMC			✓	✓
N/A		Developed new code	Developed new code that specifies that the City will retain a list of native plant species that are preferred for required plantings.	17.78.050 Preferred Species for Planting. <u>The director shall maintain a preferred species list of native plants for perimeter landscaping areas required by GHMC 17.78.060 and GHMC 17.78.070. The Director may update the list based upon the applicability, sustainability, and availability of plant species.</u>			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
N/A		Developed new code	Developed new code that requires the protection of significant trees and existing vegetation during construction.	17.78.092 Protection of significant trees and existing native vegetation. <u>A. Areas of native vegetation which are designated as landscape or buffer areas, or which are otherwise retained under the provisions of Chapter 17.99 GHMC, shall be subject to a 10-foot-wide no-construction zone and shall be protected by a barricade as defined in subsection D of this section. Clearing, grading or contour alteration is not permitted within this no-construction area unless an ISA qualified arborist provides written documentation that proposed construction activity within the 10-foot setback will not harm existing vegetation within the designated landscape or buffer area.</u>				
Chapter 17.89 Planned Residential Development Zones (PRD)								
17.89.040 Contents of complete PRD application.	A. Preliminary PRD. In addition to the applicable requirements of GHMC 19.02.002, a complete application for preliminary PRD shall consist of the following information: [...] 3. A written description addressing the scope of the project, gross acreage, the nature and size in gross floor area of each use and the total amount of land in square feet to be covered by impervious surfaces; [...]	Amended existing code	Amended existing code to change the word "impervious" to "impermeable" and to require a preliminary soils report be submitted as part of a complete application.	A. Preliminary PRD. In addition to the applicable requirements of GHMC 19.02.002, a complete application for preliminary PRD shall consist of the following information: [...] 3. A written description addressing the scope of the project, gross acreage, the nature and size in gross floor area of each use and the total amount of land in square feet to be covered by impervious <u>impermeable</u> surfaces; [...] <u>9. Preliminary Soils Report by a licensed professional geotechnical engineer or licensed geologist. The soils report will include an in depth analysis of the subsurface character of the developable area of the site. This report will identify the feasibility of low impact development BMPs for stormwater purposes. The report shall clearly identify the following:</u> <u>a. The size and location of borings and/or test pits in the developable area; and</u> <u>b. Findings of field observations, subsurface character and infiltration rates;</u> <u>c. Any other appropriate narrative regarding the subject site and soil analysis;</u> <u>d. Recommendations based on findings on what would be appropriate BMPs for the site, unless infeasible per infeasibility criteria in the Gig Harbor Stormwater Management and Site Development Manual; and</u> <u>e. Provide design recommendations for the use of low impact development principles that minimize native vegetation loss, creation of impervious surfaces, and stormwater runoff where appropriate.</u>				✓
17.89.060 Development and design standards.	A. The performance standards of the underlying zoning district may be varied in a PRD, subject to the criteria in this chapter, only as follows: 3. Impervious Surface Coverage. Impervious surface coverage of individual parcels may exceed the percentage of impervious surface coverage allowed in the underlying zone; provided, that overall impervious surface coverage of the PRD does not exceed the	Amended existing code	Amended existing code to change reference to "impervious surface coverage" to "hard/impermeable surface coverage" consistent with	A. The performance standards of the underlying zoning district may be varied in a PRD, subject to the criteria in this chapter, only as follows: [...] 3. Impervious <u>Hard/Impermeable</u> Surface Coverage. Impervious <u>Hard/impermeable</u> surface coverage of individual parcels may exceed the percentage of impervious		✓		✓
17.89.100 Density bonus.	B. Density bonuses may be allowed only as follows: 4. A 10 percent increase in density towards the 30 percent maximum increase for design of a stormwater treatment system as an amenity. A stormwater treatment (retention/detention) facility is also designed as a visually aesthetic and physically accessible amenity for the enjoyment of the public.	No changes/ action taken	No revisions proposed; existing code language allows for an increase in density when a stormwater treatment system is designed as an amenity.	N/A				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.89.110 Open space.	<p>In order to be approved, a preliminary PRD application must demonstrate that all of the following performance standards are met:</p> <p>A. Common open space shall comprise at least 30 percent of the gross area of the PRD, and shall be used as a recreational, park or environmental amenity for collective enjoyment by the property owners within the PRD. Common open space shall not include public or private streets, driveways, parking areas or the required setbacks, required perimeter setbacks, or required yards for buildings or structures. A minimum of 70 percent of the required common open space shall be located on separate open space tracts shown on the face of the plat. A maximum of 30 percent of the required common open space may be comprised of open space on contiguous residential lots within the PRD. The face of the PRD and the covenants, conditions and restrictions shall include designation of these required common open space areas as open space, as well as the requirements for the property owners within the PRD to maintain such open space, unless arrangements are made pursuant to subsection (G)(2) of this section.</p> <p>B. No naturally submerged lands on site will be counted as open space unless explicitly allowed under GHMC 17.89.100, Density bonus.</p> <p>C. At least 50 percent of the common open space area must be usable for active or passive recreation, and which is also not utilized as a utility improvement or structure.</p> <p>D. Common open space may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment of the residents of the PRD.</p> <p>E. Common open space associated with density bonus must be freely accessible to the general public, identified on the face of the plat, and clearly identified by on-site signage.</p> <p>F. All common open space must be unique to the project, and may only be credited a single time and to a single project. Such open space may also include a proportionate contribution that is a portion of a city-approved off-site mitigation.</p> <p>G. Land shown in the final development plan as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:</p> <p>1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of</p>	No changes/ action taken	No revisions proposed; existing code language requires 30 percent of the PRD to be common open space.	N/A			✓	✓
Chapter 17.90 Planned Unit Development								
17.90.040 Contents of complete PUD application.	<p>A. Preliminary PUD. In addition to the applicable requirements of GHMC 19.02.002, a complete application for preliminary PUD approval shall consist of the following information: [...]</p> <p>B. Final PUD. In addition to the applicable requirements of GHMC 19.02.002, a complete application for final PUD approval shall consist of the following information:</p>	Amended existing code	Amended existing code to change the word "impervious" to "impermeable" and to require a preliminary soils report be submitted as part of a complete application	<p>A. Preliminary PUD. In addition to the applicable requirements of GHMC 19.02.002, a complete application for preliminary PUD approval shall consist of the following information: [...]</p> <p>3. A written description addressing the scope of the project, gross acreage, the nature and size in gross floor area of each use and the total amount of land in square feet to be</p>				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.90.060 Development and design standards.	A. The following performance standards of the underlying zoning district may be varied, subject to the criteria in this chapter, only as follows: 3. Impervious Surface Coverage. Impervious surface coverage of individual parcels may exceed the percentage of impervious surface coverage allowed in the underlying zone; provided, that overall impervious surface coverage of the PUD does not exceed the percentage permitted by the underlying zoning district.	Amended existing code	Amended existing code to change reference to "impervious surface coverage" to "hard/impermeable surface coverage" consistent with what is required for maximum lot coverage.	A. The following performance standards of the underlying zoning district may be varied, subject to the criteria in this chapter, only as follows: [...] 3. Impervious Hard/Impermeable Surface Coverage. Impervious Hard/impermeable surface coverage of individual parcels may exceed the percentage of impervious hard/impermeable surface coverage allowed in the underlying zone; provided, that overall impervious hard/impermeable surface coverage of the PUD does not exceed the percentage permitted by the underlying zoning district. [...] B. The performance standards which may not be modified or altered in a PUD are: [...] 5. Total coverage by impervious hard and impermeable surfaces;		✓		✓
17.90.100 Open space.	In order to qualify for a height or gross floor area bonus/increase, the applicant must demonstrate that all of the following open space performance standards are satisfied: A. Common open space shall not include public streets, private streets, driveways, parking areas, required setbacks, required perimeter setbacks, or the required yards for buildings or structures. A minimum of 70 percent of the required common open space shall be located on separate open space tracts shown on the face of the plat. A maximum of 30 percent of the required common open space may be comprised of open space on contiguous lots within the PUD. The face of the PUD and the covenants, conditions and restrictions shall include designation of these required common open space areas as open space, as well as the requirements for the property owners within the PUD to maintain such open space, unless arrangements are made pursuant to subsection (G)(2) of this section. B. Common open space areas may not be computed to include any submerged lands unless explicitly allowed in GHMC 17.90.090(A)(5). C. At least 50 percent of the common open space must be usable for active or passive recreation, and which is also not utilized as a utility improvement or structure. D. Common open space may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment of the residents of the PUD and residents of the city. E. Common open space associated with density or gross floor area bonus must be accessible to the general public. F. All common open space must be unique to the project, and may only be credited a single time and to a single project. Such open space may also include a proportionate contribution that is a portion of a city-approved off-site mitigation. G. Land shown in the final development plan as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following: 1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of	No changes/ action taken	No revisions proposed; existing code language requires common open space to be provided as part of the PUD.	N/A			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
Chapter 17.91 Mixed Use Density Overlay (MUD)								
17.91.040 Site development and performance standards.	F. Performance Standards. 3. Maximum Lot Area Coverage. Forty-five percent, excluding driveways, private walkways and similar impervious surfaces.	Amended existing code	Amended existing code to regulate maximum hard surface coverage, instead of just maximum impervious coverage, to capture the use of permeable pavement and subsequent vegetation loss.	F. Performance Standards. [...] 3. Maximum Lot Area Coverage. Forty-five percent, excluding driveways, private walkways and similar impervious hard surfaces.		✓	✓	✓
Chapter 17.96 Site Plans								
17.96.030 Site plan review.	Any use or development that is subject to the requirements for site plan review, unless exempt as provided for in GHMC 17.96.025, shall be classified and processed as provided for in this section. A. Minor Site Plan Review. 1. Applications for minor site plan review shall be processed in accordance with the procedures established under GHMC Title 19 for a Type I project permit application. A decision on a minor site plan review application shall be rendered prior to or concurrent with the issuance of any other applicable permit. The following are classified as minor site plan reviews: [...] b. Modifications to the number of off-street parking stalls, amount of impervious surfaces and height of structures on an existing site or approved site plan, provided such modifications do not exceed a 10 percent increase over the original;	Amended existing code	Amended existing code to change the word "impervious" to "hard/impermeable".	Any use or development that is subject to the requirements for site plan review, unless exempt as provided for in GHMC 17.96.025, shall be classified and processed as provided for in this section. A. Minor Site Plan Review. 1. Applications for minor site plan review shall be processed in accordance with the procedures established under GHMC Title 19 for a Type I project permit application. A decision on a minor site plan review application shall be rendered prior to or concurrent with the issuance of any other applicable permit. The following are classified as minor site plan reviews: [...] b. Modifications to the number of off-street parking stalls, amount of impervious-hard/impermeable surfaces and height of structures on an existing site or approved site plan, provided such modifications do not exceed a 10 percent increase over the original; [...] B. Major Site Plan Review. 1. Applications for major site plan review shall be processed in accordance with the procedures established under GHMC Title 19 for a Type II project permit application, except as provided for in subsection (B)(3) of this section. The following are classified as major site plan reviews: a. Construction of a building or installation of impervious hard/impermeable surfaces on a vacant parcel;				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.96.050 Contents of a complete application.	Each application for site plan review shall contain the following information, if applicable to the application:	Amended existing code	Amended existing code to change the word "impervious" to "impermeable" and to require a preliminary soils report be submitted as part of a complete application.	Each application for site plan review shall contain the following information, if applicable to the application: [...] C. Project Description. A written description addressing the scope of the project, the nature and size in gross floor area of each use, and the total amount of square feet to be covered by impervious hard surfaces; [...] G. <u>Preliminary Soils Report by a licensed professional geotechnical engineer or licensed geologist. The soils report will include an in depth analysis of the subsurface character of the developable area of the site. This report will identify the feasibility of low impact development BMPs for stormwater purposes. The report shall clearly identify the following:</u> <u>1. The size and location of borings and/or test pits in the developable area; and</u> <u>2. Findings of field observations, subsurface character and infiltration rates;</u> <u>3. Any other appropriate narrative regarding the subject site and soil analysis;</u> <u>4. Recommendations based on findings on what would be appropriate BMPs for the site, unless infeasible per infeasibility criteria in the Gig Harbor Stormwater Management and Site Development Manual; and</u> <u>5. Provide design recommendations for the use of low impact development principles that minimize native vegetation loss, creation of impervious surfaces, and stormwater</u>				✓
Chapter 17.98 Design Standards and Review								
17.98.040 Design review application requirements.	[...] B. Significant Vegetation Plan. A significant vegetation plan which accurately identifies the species, size and location of all significant vegetation within the property subject to the application. C. Tree Retention Plan. A landscape plan showing the species, size and location of all significant natural vegetation to be retained on the property. [...] E. Preliminary Grading Plan. A topographic map of the property, delineating contours, existing and proposed, at no greater than five-foot intervals. The plan shall indicate all proposed cuts, fills and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and impervious hard surfaces.	Amended existing code	Amended existing code to change the word "impervious" to "hard/impermeable".	A complete design review application shall contain the following information: [...] E. Preliminary Grading Plan. A topographic map of the property, delineating contours, existing and proposed, at no greater than five-foot intervals. The plan shall indicate all proposed cuts, fills and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and impervious hard surfaces.				✓
Chapter 17.99 Design Manual								
Article II - Neighborhood Context								

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.99.160 Enhancement corridor standards.	<p>A. Retain significant vegetation. Significant vegetation within 30 feet of the property line abutting the street rights-of-way or City of Tacoma Cushman transmission line properties within the enhancement corridor shall be retained.</p> <p>B. Provide full screening or partial screening with glimpse-through areas. Parking lots and structures in any area of the defined enhancement corridor must be fully screened from SR 16, except they may be viewed through a semi-transparent screen of on-site trees as follows:</p> <p>1. Neither full or semi-transparent screening is required on parcels designated as prominent parcels on the city’s visually sensitive areas map, except that significant vegetation within 30 feet of the property line abutting the street rights-of-way or City of Tacoma Cushman transmission line properties within the enhancement corridor shall be retained.</p> <p>2. Semi-transparent screens must provide at least 70 percent year-round foliage coverage distributed evenly across the view along the SR 16 right-of-way and City of Tacoma Cushman transmission line properties and 50 percent coverage along the Canterwood Blvd/Burnham Drive/Harborview Drive rights-of-way. Semi-transparent screens may consist of new vegetation only if healthy existing vegetation is not adequate to fulfill this requirement.</p> <p>3. A semi-transparent screen shall not be a rigid line of trees along the property’s edge. Rows of trees existing along property edges shall be retained. Additional trees are required so that a staggered, natural growth pattern is retained or achieved.</p>	No changes/ action taken	No revisions proposed; existing code language requires retention of significant vegetation and requires a semi-transparent screen of trees.	N/A			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.99.180 Zone transition buffering standards.	Substantially separate and shield opposing zones located outside the height restriction area with a minimum 40-foot dense vegetative buffer. Buffering between zones in parcels outside the height restriction area defined in Chapter 17.62 GHMC shall include a dense vegetative buffer of 40 feet or more unless the zone transition development standards of GHMC 17.99.190 are complied with. The dense vegetative buffer shall be	No changes/ action taken	No revisions proposed; existing code language requires a vegetation to be planted/retained that provides a dense vegetative buffer.	N/A			✓	✓
17.99.220 Prominent parcel standards.	A. Incorporate significant trees and clusters of trees into the site design. Every effort should be made to preserve significant attractive trees and clusters of vegetation.	No changes/ action taken	No revisions proposed; existing code language encourage incorporating a cluster of trees into site design and preserving significant trees and existing clusters of vegetation.	N/A			✓	✓
Article III - Site Design								
17.99.240 Natural site conditions	<p>Site development should be designed to reflect the natural conditions of the site, including topography and existing vegetation. The following standards will help to achieve this, and are applicable to all development.</p> <p>A. Limit clearing of vacant parcels to no more than 50 percent of significant vegetation and retain vegetation in all required buffers and setbacks. Clearing limitations apply to all vacant parcels with no approved site plan or building permit for development.</p> <p>B. Retain natural vegetation on underdeveloped portions of sites with approved site plan. Clearing of underdeveloped portions of approved site plans shall only be permitted once civil plans for development of those areas have been approved.</p> <p>[...]</p> <p>D. Incorporate approximately 20 percent of significant vegetation into site plan. On nonresidential and multifamily sites, at least 20 percent of natural significant vegetation shall be incorporated into required landscaping and retained indefinitely. The 20 percent calculation shall be based upon significant vegetation currently on the site and which has been cleared from the site within the past five years. In conjunction with the 20 percent retention requirement, the following options may be applied to other landscaping requirements of this chapter.</p> <p>1. REDUCED LANDSCAPING REQUIREMENTS Clusters of natural vegetation which form a continuous canopy at least 15 feet deep (average) and at least 20 percent of the parcel size (measured from the outer edges of the trunks) will meet the requirements for on-site trees; provided, that screening and buffering requirements otherwise required are met. All other landscaping requirements must be adhered to.</p> <p>2. REDUCED PARKING STALL DIMENSIONS Parking stalls adjacent to protected trees may be reduced to eight feet by 16 feet to avoid encroachment into tree root zones.</p> <p>3. ENCROACHMENT INTO SETBACKS Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to less than five feet. (Not applicable to single-family and duplex development or to development subject to zone transition standards.)</p> <p>E. Replace lost trees which were intended to be retained. Any tree proposed or required</p>	No changes/ action taken	No revisions proposed; existing code language requires incorporation of significant trees and vegetation into site design.	N/A			✓	✓
Glossary								

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
17.99.590 Definitions	Dense Vegetative Buffer A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following: 1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including: a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet. 2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width. 3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons. 4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area.	Amended existing code	Amended existing code to allow for vegetated stormwater facilities within a dense vegetative screen.	A “dense vegetative screen” consists of a physical buffer which is opaque to a height of six feet and broken to a height of 20 feet. Screening may be achieved through any one or a combination of the following methods: A. A solid row of evergreen trees or shrubs. B. A solid row of evergreen trees or shrubs planted on an earthen berm. C. A combination of trees and shrubs and fencing where the amount of fencing does not exceed 50 percent of the lineal distance of the side to be buffered. Ground cover plants which are capable of providing complete ground coverage within three years of planting shall also be provided. <u>D. LID BMPs may be utilized within dense vegetative buffers. Where LID BMPs are proposed to meet dense vegetative screen requirements, these plantings may deviate from the requirements in this subsection, provided that the overall buffer area meets the intent of providing screening and physical separation.</u> (Ord. 652 § 1, 1993).			✓	✓
Title 18 - Environment								
18.08.120 Wetlands – Permitted uses in buffer areas.	C. The placement of underground utility lines, on-site septic drainfields meeting the requirements of the Pierce County health code, and grass-lined swales and detention/retention facilities for water treated by biofiltration or other processes prior to discharge, provided the minimum distance from the wetland edge is not less than 75 percent of the buffer widths established in GHMC 18.08.100. B. Stream Buffers.	No changes/ action taken	No revisions proposed; existing code language allows for swales and stormwater detention/retention facilities to be located within wetland	N/A				✓
18.08.184 Streams - Performance standards - General.	6. Buffer Uses. The following uses may be permitted within a stream buffer in accordance with the review procedures of this chapter, provided they are not prohibited by any other applicable law and they are conducted in a manner so as to minimize impacts to the buffer and adjacent stream: c. Stormwater Management Facilities. Grass-lined swales and dispersal trenches may be located in the outer 25 percent of the buffer area. All other surface water management facilities are not allowed within the buffer area. c. Stormwater Management Facilities. Grass-lined swales and dispersal trenches may be located in the outer 25 percent of the buffer area. All other surface water management facilities are not allowed within the buffer area.	No changes/ action taken	No revisions proposed; existing code language allows for swales and stormwater detention/retention facilities to be located within stream buffers.	N/A				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
18.08.206 Reasonable use exceptions.	If the application of this chapter would preclude all reasonable use of a site, development may be permitted, consistent with the general purposes and intent of this chapter. Applications for a reasonable use permit shall be processed in accordance with the procedures established under GHMC Title 19 for a Type III project permit application. A. Information Required. An application for a reasonable use exception shall be in writing to the department director and shall include the following information: 1. A description and map of the area of the site which is within a critical resource area or within the setbacks or buffers as required under this title; 2. The area of the site which is regulated under the respective setbacks (minimum yards) and maximum impervious impermeable surface and hard surface coverage of the zoning code (GHMC Title 17);	Amended existing code	Amended existing code to be consistent with the change from maximum impervious coverage to maximum hard surface coverage.	If the application of this chapter would preclude all reasonable use of a site, development may be permitted, consistent with the general purposes and intent of this chapter. Applications for a reasonable use permit shall be processed in accordance with the procedures established under GHMC Title 19 for a Type III project permit application. A. Information Required. An application for a reasonable use exception shall be in writing to the department director and shall include the following information: [...] 2. The area of the site which is regulated under the respective setbacks (minimum yards) and maximum impervious impermeable surface and hard surface coverage of the zoning code (GHMC Title 17);		✓		✓
Title 19 - Administration of Development Regulations								
N/A	N/A	No changes/ action taken	No revisions proposed; existing code language does not impede the use of LID principles or best management practices.	N/A				✓
Shoreline Master Program								
Chapter 7.21 - Utilities - Policies and Regulations								
7.21.1 Policies.	E. Stormwater detention and treatment facilities Locate stormwater detention and treatment facilities serving allowed uses outside of the shoreline jurisdiction unless it can be demonstrated that no other feasible alternative exists.	No changes/ action taken	No revisions proposed; existing code language allows stormwater detention and treatment facilities to be located within the shoreline where no other feasible	N/A				✓
7.21.2 Regulations.	7) Storm water management facilities, limited to detention / retention / treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the following provisions are met: a) Construction of the storm water facility does not displace or impact a critical area; b) There is no other feasible location for the storm water facility and the facility is located, constructed, and maintained in a manner that minimizes adverse effects to shoreline ecological functions; c) The storm water facility is designed to resemble natural wetlands and meets applicable storm water management standards and the discharge water meets state water quality standards; d) Low impact development approaches have been considered and implemented to the maximum extent feasible. 8) Conveyance facilities, including storm water, wastewater, or water supply pump stations; and storm water discharge facilities such as dispersion trenches, level case basis when the Administrator determines that all of the following are met: a) Due to topographic or other physical constraints there are no feasible locations for these facilities outside the shoreline;	No changes/ action taken	No revisions proposed; existing code language provides design requirements for stormwater facilities within the shoreline jurisdiction.	N/A				✓
Public Works Construction Standards								
Chapter 2 - Transportation & Transportation Drawings								

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
2B.025 Access Management	D. Medians Medians shall be formed in accordance with WSDOT Standard Plans as approved by the City Engineer. Placement of the curbs shall be based on the WSDOT Design Manual requirements. Landscaping and irrigation shall be required. Irrigation shall be installed per Section 4.185.	No changes/ action taken	No revisions proposed; existing code could be revised to ensure that curbs placed according to WSDOT manual are not required to be	N/A				✓
2B.072 Private Driveways	B. Residential Driveways If these criteria cannot be met for residential driveways the developer will have to hire a traffic engineer to design the most appropriate access with safety being the primary design criteria and obtain a City approved variance. 1. In new construction, residential driveways shall not be permitted to access arterials, major collectors, or minor collectors unless the property has no other reasonable access to the general roadway system. Where this is necessary, the driveway shall access the roadway with the lower functional classification. 2. The maximum residential driveway width onto an arterial or collector shall be 24-feet. The maximum residential driveway width onto any other roadway classification shall be 20-feet. 3. The minimum driveway length shall be 20-feet from the residential structure to the back of walk.	No changes/ action taken	No revisions proposed; existing code regulates maximum driveway width so a smaller width may be utilized to minimize impervious surfaces.	N/A		✓		✓
2B.080 Roadway Frontage Improvements	Typical frontage improvements will include but are not limited to: curb and gutter; sidewalk; roadway storm drainage; roadway lighting system; traffic signal relocation, modification or installation, traffic control devices, signal interconnect, public transit amenities; roadway signing; utility undergrounding; planter strips; landscaping and irrigation; and roadway widening.	No changes/ action taken	No revisions proposed; existing code language could be amended to state that bioretention facilities are an example of typical frontage	N/A				✓
2B.125 Landscape/Planter Areas	Landscape and planter areas shall be prepared in the following order: scarify the native soil; install the root barriers; install the irrigation system; add the topsoil; install the landscaping; add a top-dressing if applicable. See Section 4.185 for irrigation system requirements.	No changes/ action taken	No revisions proposed; existing code language could be amended to offer an alternative for preparing landscape areas for bioretention but not	N/A			✓	✓
2B.160 Surfacing Requirements	All other surfacing located in the public right of way shall meet the following requirements: A. Sidewalks Surfacing: 4" Commercial Concrete Base: 2" Crushed Surfacing Top Course or well graded sand Alt. Surfacing*: 2-1/2" Hot Mix Asphalt B. Driveway Entrances Surfacing: 6" Portland Cement Concrete with 3-day cure at 4,000 psi Base: 2" Crushed Surfacing Top Course or well graded sand C. Class I Bike path Surfacing: 4" Commercial Concrete Base: 1" Crushed Surfacing Top Course Alt. Surfacing: 2-1/2" Porous Hot Mix Asphalt with base per City Stormwater Management and Site Development Manual	No changes/ action taken	No revisions proposed; existing code language could be amended to include permeable pavement as an allowable surfacing type, however this is not absolutely necessary as it is required within the Manual and the Director can approve deviations.	N/A		✓		✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
2C.030 Sidewalks	B. The design and construction of all sidewalks, curbs, gutters and walkways shall meet the following minimum standards: 1. Sidewalks shall be constructed of commercial concrete a minimum of 4 inches thick. When a portion of the sidewalk functions as a driveway, the sidewalk shall be a minimum 6 inches thick through the driveway section.	No changes/ action taken	No revisions proposed; existing code language could be amended to specifically state that sidewalks may be constructed of permeable pavement, however not absolutely necessary as the it is permitted within the code and the Director can approve deviations.	N/A		✓		✓
2H.110 Parking Lots	Parking lot surfacing materials shall satisfy the requirement for a permanent all-weather surface. Asphalt concrete pavement and cement concrete pavement satisfy this requirement and are approved materials. Gravel surfaces are not acceptable as approved surface material types. Combination grass/paving systems are approved surface material	No changes/ action taken	No revisions proposed; existing code language could be amended to specifically state that permeable	N/A		✓		✓
DETAIL NO. 2-01	ROADWAY SECTION BOULEVARD/ARTERIAL	No changes/ action taken	No revisions proposed; existing detail could be amended to show permeable pavement as an alternative to asphalt and bioretention swales as an alternative to the landscape strip/planter however this is not absolutely necessary as this is permitted through the code/detail amendments and the Director can authorize a deviation.	N/A		✓	✓	✓
DETAIL NO. 2-02	ROADWAY SECTION MAJOR COLLECTOR TYPE I	No changes/ action taken	No revisions proposed; existing detail could be amended to show permeable pavement as an alternative to asphalt and bioretention swales as an alternative to the landscape strip/planter however this is not absolutely necessary as this is permitted through the code/detail amendments and the Director can authorize a deviation.	N/A		✓	✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
DETAIL NO. 2-03	ROADWAY SECTION MAJOR COLLECTOR TYPE II	No changes/ action taken	No revisions proposed; existing detail could be amended to show permeable pavement as an alternative to asphalt and bioretention swales as an alternative to the landscape strip/planter however this is not absolutely necessary as this is permitted through the code/detail amendments and the Director can authorize a deviation.	N/A		✓	✓	✓
DETAIL NO. 2-04	ROADWAY SECTION MINOR COLLECTOR TYPE I	No changes/ action taken	No revisions proposed; existing detail could be amended to show permeable pavement as an alternative to asphalt and bioretention swales as an alternative to the landscape strip/planter however this is not absolutely necessary as this is permitted through the code/detail amendments and the Director can authorize a deviation.	N/A		✓	✓	✓
DETAIL NO. 2-05	ROADWAY SECTION MINOR COLLECTOR TYPE II	No changes/ action taken	No revisions proposed; existing detail could be amended to show permeable pavement as an alternative to asphalt and bioretention swales as an alternative to the landscape strip/planter however this is not absolutely necessary as this is permitted through the code/detail amendments and the Director can authorize a deviation.	N/A		✓	✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
DETAIL NO. 2-13	PAVEMENT DESIGN STANDARDS	No changes/ action taken	No revisions proposed; existing detail could be amended to include permeable pavement specifications however this is not absolutely necessary as this is permitted through the code/detail amendments and the Director can authorize a deviation.	N/A		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-46 PERMEABLE DRIVEWAY		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-47 BALLASTED CEMENT CONCRETE SIDEWALK		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-48 PERVIOUS CONCRETE SIDEWALK		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-49 - TYPICAL PAVEMENT RESTORATION FOR PERVIOUS CONCRETE PAVEMENT		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-50 TYPICAL PAVEMENT RESTORATION FOR POROUS ASPHALT PAVEMENT		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-51A PERMEABLE ROADWAY WITH IMPERVIOUS SIDEWALK		✓		✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-51B PERVIOUS PARKING LANE WITH PERVIOUS SIDEWALK		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-51C PERMEABLE ROADWAY WITH PLANTING STRIP		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-52 PERMEABLE PAVEMENT TERRACED SUBGRADE		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-53 TRENCH DAM		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-54 OBSERVATION MONITORING PORTS FOR STORMWATER FACILITIES				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-55A - BIORETENTION			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-55B - BIORETENTION WITH UNDERDRAIN			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-55C BIORETENTION WITH LINER AND UNDERDRAIN			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-56 TRANSITION ZONE SECTIONS			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-57A BIORETENTION WITH SLOPED SIDES AND SLOPED BOTTOM, PLAN AND LONGITUDINAL SECTION			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-57B BIORETENTION WITH SLOPED SIDES, VARYING BOTTOM WIDTH			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-58 CURB BULBOUT WITH SLOPED SIDES BIORETENTION			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-59 BULBOUT (IN-LINE) CURB CUT				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-60 CURB CUT FOR FACILITY WITH GRADED SIDE SLOPES				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-61 INLET TRENCH DRAIN INTO SLOPED FACILITY				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-62 STORMWATER SEDIMENT FOREBAY WITH CONCRETE TROUGH				✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-63 PRESETTLING CELLS WITH PIPE OR CURB CUT				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-64 PERMEABLE PAVEMENT OVERFLOW INFILTRATION GALLERY		✓		✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-65 GREEN STORMWATER INFRASTRUCTURE EDGE TREATMENTS				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 2-66 PLANTING ZONE DIAGRAM, BIORETENTION WITH SIDE SLOPES			✓	✓
Chapter 3 - Storm & Storm Drawings								
3.020 Design Standards	A. Use of designated open space areas for stormwater detention/retention and for infiltration shall satisfy all conditions of the City of Gig Harbor for usability and landscape conformity. See Section 3.022 for landscape considerations. In determining usability of open space where drainage concepts are involved, staff will apply two main tests: Orientation of Design and Overall Aesthetic Impression. Because the primary purpose of consolidated open space is to provide usable area for recreation activities, buffer zones, and green belt areas, the open space must be designed for this intent. Any use of this area for stormwater detention/retention must clearly be subordinate to and not detract from open space uses. Because active recreation requires primarily flat topography, the usable open space will be predominantly flat. In no event shall slopes exceed 4:1 (horizontal: vertical) where drainage facilities are present and a minimum of 50 percent of the linear slope length shall not exceed 7:1. Design of the combined facility, as well as ease of access into and out of the facility, will be considered by the City in review of the design of such facilities. Open space also serves an aesthetic function by providing areas of green space that are attractive and an amenity to the project site. The second test applied to open space will be that of the general impression the open space provides. The open space must be designed to give the impression of an attractive open space area available for park uses.	No changes/ action taken	No revisions proposed; existing code language requires that stormwater detention/retention areas meet City of Gig Harbor landscape requirements and allows the use of open space for stormwater facilities.	N/A			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
3.022 Landscape Considerations	The final landscape design shall be prepared by a licensed landscape architect or certified nurseryperson. Wherever possible, existing trees and other native vegetation around the facility shall be saved. This allows for a smooth transition to other undeveloped areas and helps retain the character of the site. [...] Native plants that will tolerate flooding and wet conditions are preferred. To ensure survival of newly planted native vegetation, it is recommended that the plants be irrigated for the first season. In wet ponds with standing water, wetland herbaceous species (cattails, sedges, rushes, etc.) must be included.	No changes/ action taken	No revisions proposed; existing code language requires that existing trees or native vegetation be preserved around stormwater facilities.	N/A			✓	✓
3.080 Maintenance	The City shall maintain all stormwater system elements such as catch basins, oil water separators, and conveyance systems located within the public rights-of-way. The development's owner association shall be responsible for maintaining the on-site storm water facilities including, but not limited to, the on-site ponds, catch basins and conveyance system. Prior to the final acceptance of any private development project, the owner/ developer	No changes/ action taken	No revisions proposed; existing code language requires the HOA to maintain on-site stormwater facilities which would include LID BMPs in addition to ponds, catch	N/A			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 28.0 RAIN GARDEN PLANTING ZONES			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 29.0 RAIN GARDEN SECTION			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 30.0 RAIN GARDEN PIPED INLET			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 31.0 RAIN GARDEN INLET SWALE			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	DETAIL NO. 32.0 RAIN GARDEN WITH PIPED OVERFLOW			✓	✓

Jurisdiction: Gig Harbor

Code reference	Existing code language	Action taken to meet code requirements	Describe revision(s) made to meet permit requirements OR if no revision(s) were made, explain why.	Amended code language	housekeeping	impervious surfaces	loss of native vegetation	stormwater runoff
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	<u>DETAIL NO. 33.0 RAIN GARDEN WITH SWALE OVERFLOW</u>			✓	✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	<u>DETAIL NO. 34.1 BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH - NO DISTURBANCE</u>				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	<u>DETAIL NO. 34.2 BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH - AMEND IN PLACE</u>				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	<u>DETAIL NO. 34.3 BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH - STOCKPILE AND AMEND</u>				✓
N/A	N/A	Developed new code	Developed new detail to support Permit LID objectives and to facilitate the use of LID BMPs as required in the manual and through code.	<u>DETAIL NO. 34.4 BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH - IMPORTED TOPSOIL</u>				✓