



Staff Memorandum

TO: Planning Commission

FROM: Planning Division Staff

SUBJECT: City Council Study Session – April 14, 2022 – Gig Harbor UGA Analysis Review

DATE: April 8, 2022

At the previous City Council meeting on **March 10th, 2022**, staff presented a report that provides an assessment of Gig Harbor's Urban Growth Areas (UGAs) and recommendations for action. The Planning Division and Planning Commission, assisted by BERK, Inc, has been coordinating this review to provide long-term guidance to City Council on decisions related to area-wide and site-specific annexations in the coming years.

Since that meeting, several edits have been coordinated based on the feedback received from Council. Changes from the draft report provided at the March 10th meeting include the following:

- The map classifying **Strategic Areas** as well as the supporting text in the document has been edited:
 - The Strategic Areas have been **reorganized in priority order** based on the actions to be taken by the City in the short-term. Note that areas to be removed from the UGAs have been treated separately in this categorization.
 - The title "Planned potential annexation areas" has been changed to "**Phased potential annexation areas**".
 - The designation "Long-term management areas" has been **made consistent** throughout the document, as there were some places where these areas were referenced as "Urban servicing management areas".
 - Maps referencing Strategic Areas note that they are now **classified by priority**.

- A short discussion of **fire flow and sewer issues** have been noted for Purdy in the infrastructure section and the description of the area. Note that further detail on this would require future studies.
- A section has been added to note **potential changes to revenue from sewer charges** if UGAs are incorporated. This section describes the issue in particular and highlights how future growth in revenue from sewer charges may be impacted. Note that this is based on older rates and does not include a breakdown of impacts for current customers in the UGA. This may be changed in the final version.

All of these edits are reflected in two versions of the report. One that contains the edits in tracked changes and one that incorporates the edits into a clean draft. Both versions have been provided in your materials packet.

In addition to these edits, staff and the consultant have created separate strategy maps to reflect requested changes by Council. These changes would include:

- Assigning Canterwood and the north section of Peacock Hill to “Long-term management areas”.
- Assigning the south section of Peacock Hill to be a “Local-led potential annexation area”.
- Indicating that Madrona Links should be removed from the UGA.

These changes would be generally consistent with the findings of the analysis, and could be incorporated into the final strategy document. They are not, however, represented in the materials provided here.

We look forward to discussing the report further at the upcoming study session. Please let us know if you have any questions or concerns in the meantime.

Thank you