



Agenda
Gig Harbor City Council Study Session
Tuesday, October 26, 2021
3:30 p.m.
Council Chambers

This meeting may also be accessed through Zoom at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

- 1. 2024-2044 Population Targets**
- 2. Temporary Suspension of Special Use Provisions and Encroachment Permits**

ADJOURN



Staff Memorandum

To: City Council
From: Planning Division
Date: October 21, 2021
RE: 2044 Population Growth Targets

Executive Summary

Growth continues to be an important topic of discussion within the City of Gig Harbor and the region in general. Many communities have felt the impacts of increased population and housing growth over the past decade. In fact, the Central Puget Sound Region, according to the 2020 Census, grew by just over 600,000 people during this past 10-year period. While most of that growth is found in Seattle and King County, Pierce County saw its population numbers rise by approximately 126,000. The Puget Sound Regional Council, the organization in charge of managing growth in our region, recently adopted Vision 2050. This document provides for, amongst other things, a regional plan for growth. To this end, counties and jurisdictions are assigned percentages of the prescribed total growth allocation and required to adopt targets for the next planning horizon: 2044. City Staff has been working diligently over the past year in coordination with the Growth Management Coordinating Committee to adopt growth targets that fit within the City's vision for the future. This memo is meant to serve as a vehicle for the Council discussion around this topic. It should provide the background and facts needed for you to make a comprehensive and informed decision.

Introduction

The Washington Growth Management Act lays out the regional and local planning framework whereby Pierce County, along with the other three counties that make up the Puget Sound Region – King, Snohomish, Kitsap – are required to “fully plan” in accordance with the Regional Growth Strategy (RGS) provided in the Puget Sound Regional Council's Vision 2050. Vision 2050 and the RGS provide the plan for how and where development is to occur and the strategy for managing and accommodating the projected growth. Each county and their local jurisdictions are required to adopt 20-year population, housing and employment targets. Each jurisdiction within the four-county region is required to review and revise their comprehensive plans and development regulations on or before June 30, 2024 (RCW 36.70A.215). To this end, Vision 2050 provides guidance to the counties – Multi-county Planning Policies – who in turn provide guidance to the local jurisdictions – County-wide Planning Policies – informing the comprehensive plan.

The RGS provides overall growth targets for each county and disaggregates the targets down to the local jurisdictions, grouping them into Regional Geographies. Table 1 provides the Pierce County share of population and housing growth and the allocations by Regional Geography.

Table 1: Vision 2050 – Pierce County Regional Geographies

| VISION 2050 Regional Geography Category | Draft PRSC Vision 2050 Growth Percentage (Preferred Alternative): | 2020-2044 Pierce County Population Growth Share by Draft PRSC VISION 2050 Growth Allocation Percentage |
|--|--|---|
| Metropolitan Cities | 38% | 100,618 |
| Core Cities | 23% | 60,900 |
| High Capacity Transit Communities | 21% | 55,605 |
| Cities & Towns | 7% | 18,535 |
| Urban Unincorporated Areas | 8% | 21,183 |
| Rural | 3% | 7,944 |
| Total | 100% | 264,784 |

The City of Gig Harbor is assigned to the Cities and Towns Regional Geography and is therefore expected to share a portion of the allotted growth – 18,535 persons – with the other jurisdictions in that geography. As can be seen in Table 2, most of those jurisdictions have already provided draft growth targets.

Table 2: Pierce County Cities and Towns DRAFT Population Growth Targets

| <i>Regional Geography Share: 18,535</i> | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| Bonney Lake | 21,390 | 5,063 | 26,453 |
| Buckley | 5,080 | 3,121 | 8,201 |
| Carbonado | 685 | 64 | 749 |
| Eatonville | 3,010 | 794 | 3,804 |
| Edgewood | 12,070 | 5,931 | 18,001 |
| Gig Harbor | 11,240 | * | * |
| Milton | 6,805 | 600 | 7,405 |
| Orting | 8,635 | 549 | 9,184 |
| Pacific | 30 | - | - |
| Roy | 820 | 253 | 1,073 |
| Ruston | 1,040 | 453 | 1,493 |
| South Prairie | 500 | 39 | 539 |
| Steilacoom | 6,505 | 464 | 6,969 |
| Wilkeson | 495 | 187 | 682 |

| | | | |
|--------------|---------------|--|--|
| Total | 78,305 | | |
|--------------|---------------|--|--|

The proposed figures, once finalized by the local jurisdictions, will be contained in a report that will go to the Pierce County Regional Council for concurrence and then on to the Puget Sound Regional Council before coming back to the Pierce County Council. The growth targets would then be adopted as an appendix to the County-wide Planning Policies. The current draft of this report is attached as Exhibit A to this report. It is important to note that the growth targets must be defensible and realistic. They must be consistent with state law and Vision 2050 to be acceptable.

Background

As noted in the draft report (Exhibit A), Pierce County and its local jurisdictions have allocated 20-year growth targets on four previous planning cycles: 1992-2012, 1997-2017, 2002-2022, and 2010-2030. Table 3 exhibits the 20-year population growth targets for Gig Harbor for each of the planning cycles.

Table 3: Previous 20-Year Population Growth Targets Table

| Planning Cycle | Total Projected Population |
|----------------|----------------------------|
| 1992-2012: | 5,672 |
| 1997-2017*: | 9,800 |
| 2002-2022: | 10,800 |
| 2010-2030: | 10,500 |

*Amended in 2000

Note that the City actually chose to reduce the population growth target for the 2010-2030 cycle. When the reduction was proposed, staff recommended that amendments to the Comprehensive Plan and Zoning Code would need to be made to accommodate the target. To Staff's knowledge, those amendments were not processed, potentially leading to some of the growth Gig Harbor experienced over the past 6-8 years.

In each of the last three Census counts, the City of Gig Harbor population was counted as follows:

- 2000: 6,465
- 2010: 7,126
- 2020: 12,029

Table 4: Growth Rates

| Planning Cycle | Avg. Annual Growth |
|---------------------------|--------------------|
| 2000-2010 | .9% |
| 2010-2020 | 5.4% |
| Pre-recession: 2000-2008 | .3% |
| Post-recession: 2014-2020 | 7.1% |

Understanding Accelerated Growth

It is important to understand the “why” behind Gig Harbor’s accelerated growth from 2014-2020 in order to make decisions about the future. As such staff analyzed past decisions where the City allowed, and perhaps promoted, growth to occur beyond what otherwise might not have been developed in such a manner. Obviously, based on the tables shown previously, the City saw its greatest growth in the post-recession era between 2014 and 2020. The reason for this are varied, but most of it is due to policies and codes put in place by the City to promote growth. For instance, the City engaged in Development Agreements to allow phasing of development over a specified period of time, and to allow higher densities and smaller lots. It also created Planned Community Development Zones and utilized Planned Residential Development to create greater density, relax setbacks and other development standards, and vary perimeter buffer requirements. Two of the larger developments in the City were the product of development agreements:

- McCormick Creek PRD: 4/26/2010 – Development Agreement
3/28/2011 – Amend. No. 1
7/28/2014 – Amend. No. 2

Dwelling Units + Population (assuming 2.20 Person Per Household)

- 189 du or 416 people

- Harbor Hill PRD: 9/11/2010 – Development Agreement
11/26/2012 Amend. No. 1
4/28/2014 Amend. No. 2

Dwelling Units + Population (assuming 2.20 Persons Per Household)

- North Division = 227 du or 500 people
- South Division = 320 du or 704 people.
- Heron’s Key = 277 du or 609 people
- Bracera Apartments = 174 du or 383 people
- Total = 998 du or 2,196 people

It is important to note here that since approximately 2016, Harbor Hill alone accounts for approximately 998 dwelling units. At an estimated persons per household of 2.20, that equals 2,196 people. This is a significant portion of the population growth the City experienced over the past decade.

During the recession, the State Legislature extended the vesting period for preliminarily approved plats. Many of the recent subdivisions within the City benefitted from this extension. In addition to Harbor Hill and McCormick Creek, the following subdivisions were developed and received final plat approval after the recession:

| Final Plat | Dwelling Units |
|-----------------------|-----------------------|
| Courtyards at Skansie | 174 |
| North Creek | 81 |
| Ancich Court | 12 |

| | |
|-------------------------|-----|
| Dogwood | 26 |
| 72 nd Street | 62 |
| Bellesara | 31 |
| Fox Run | 23 |
| Peacock Meadows | 11 |
| Estates at G.H. Ph. II | 18 |
| Saylor View | 10 |
| Village at Holly Circle | 10 |
| Total | 458 |

At an estimated 2.20 persons per household, these subdivisions represent approximately 1,007 people. Together with Harbor Hill and McCormick Creek, approximately 3,619 people are accounted for. Most of which would have come into the City after 2014. Most of these subdivisions also benefitted from certain development and zoning standards that either required or allowed greater density: Minimum Densities, Planned Residential Development, Planned Community Development Zones. Due to changes to the Gig Harbor Municipal Code over the last few years, these plats would likely not be able to develop in the same way. For instance, during the 2018 moratorium, the City removed many of the code provisions that allowed for these types of developments: Planned Residential Developments, Development Agreements, smaller lot sizes, minimum densities.

Development Capacity:

The recently published Pierce County Buildable Lands Report provides a full analysis of the City’s inventory, by zone, and assumed land capacity for future development. The report states that the City has capacity for 2,046 additional dwelling units under current conditions and zoning. Therefore, at a person per household of 2.20, the city would have capacity for approximately 4,400 people barring any policy adjustments or annexations. This figure is just an estimate, however, as not all of the available land capacity will develop during the planning period. As well, the capacity is based on assumptions of how the land will be utilized in the future. Therefore, the portion of the total capacity that will build out in any given planning period cannot be precise.

Capacity = 2,046 Dwelling Units = 4,400 people
Housing Pipeline: ~500 Dwelling Units = 1,100 people

The City’s housing pipeline can be met with the available capacity shown in the Buildable Lands Report. With the pipeline removed from the total capacity, there would still be room for 3,300 additional people. How much of the remaining capacity will develop in the 2024-2044 planning period?

Proposed Growth Rate:

Prior to the recession, the City was growing at an appropriate rate with an average annual rate of approximately .3% between 2000 and 2008. However, the City grew at an average annual rate of 7% during the post-recession years of 2014-2020. This was due to two primary factors:

1. The State Legislature extended preliminary plat approvals from 5 to 10 years; several subdivisions with the City would have expired were it not for this extension and many of those were utilizing and vested to standards that allowed for greater densities.
2. The City’s accelerated growth was primarily driven by City actions through the development agreements, planned residential development standards, and other mechanisms in the code

designed to promote growth. It is unclear if, when these agreements were made and code amendments adopted, they were ever fully analyzed.

Now, entering into the 2024-2044 planning period, the City has an opportunity to analyze past policy decisions, and see what resulted from them. The regional growth model is designed for this reset in order to allow communities to grow in accordance with the local vision, while still satisfying the overall regional growth strategy. That is, jurisdictions should employ a balanced approach when choosing growth targets with eye both towards local goals and regional strategies. The target should be realistic, defensible, and consistent with Vision 2050 and the Buildable Lands Report. If it isn't, the City may be faced with taking reasonable measures through area wide rezones, code and policy amendments, and land use map amendments.

Staff recommend Council consider an approximate 1% average annual growth rate for the 2024-2044 planning period. Based on the OFM population estimates utilized by Pierce County throughout the target setting process, the City's population growth targets would be:

Table 5: Recommended Population Growth Target

| Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population | 2020-2044 Housing Unit Growth Share |
|----------------------------------|------------------------------------|------------------------------|--|
| 11,240 | 2,200 | 13,440 | 1,000 |

Conclusion

The City has grown at an accelerated rate due in part to direct actions and policy choices by the City itself. Those same actions couldn't happen under today's code. The development that led to this growth utilized certain allowances and mechanisms that were largely removed during the 2018 moratorium and subsequent amendments to the municipal code. For example, the ability to develop new Planned Residential Developments was eliminated, lots sizes were increased, and development agreements provisions were removed. The threat of expedited growth the likes of which the City has seen over the past decade is likely gone. That said, the City can and must expect additional growth over the next decade and must plan for that growth. To this end, staff also recommends, during the upcoming 2024 Comprehensive Plan Update, adding policy and code language requiring analysis of growth when Comprehensive Plan amendments and zoning amendments are proposed. This will help ensure the City is growing within its means and consistent with the adopted targets moving forward.

Pierce County 2044

Population, Housing, and Employment Growth Targets

Introduction

Washington's Growth Management Act (GMA) sets the framework for regional and local planning to achieve shared goals. The Act requires the four counties that make up the Puget Sound Region; Pierce King, Snohomish, and Kitsap County, to 'fully plan' under the GMA. Each of the Puget Sound counties and their individual jurisdictions must take action to review and, if needed, revise their comprehensive plans and development regulations on or before June 30, 2024. (RCW 36.70A.215.) To help guide the review and update of these comprehensive plans the Puget Sound Regional Council developed VISION 2050 – A Plan for the Central Puget Sound Region.

VISION 2050 was adopted by the Puget Sound Regional Council in October 2020. VISION 2050 is a long-term plan for growth in the Puget Sound region through to the year 2050 where the region's population is forecasted to reach 5.8 million people. The plan provides a framework for how and where development will occur and how the region supports efforts to manage this growth. Under the Growth Management Act each county, in consultation with its jurisdictions, is responsible for adopting 20-year growth targets. For Pierce County this includes each of the individual cities and towns, unincorporated urban, and rural Pierce County. VISION 2050's Regional Growth Strategy provides regional guidance for the allocation of the projected population and employment growth among each of the four counties in the Puget Sound region.

The formulation of the preliminary 20-year population, housing, and employment growth targets has been generated through countywide collaborations between Pierce County and each of its jurisdictions. Once the growth projections are adopted the County and cities are required to use them in their comprehensive planning process. The adopted growth targets are used by the jurisdictions to inform land use, transportation, and capital facilities in their comprehensive plans. Each jurisdiction must ensure there is sufficient capacity of land suitable for development within their jurisdiction to accommodate the allocated housing and employment growth. (RCW 36.70A.115).

This report provides details on the background and methodology of the growth target setting process that was used by the County to reach the recommended growth targets presented to the Pierce County Regional Council. The report also provides further detail and analysis on the growth targets in each of the Regional Geographies covered in VISION 2050. Attached in the appendix is a series of supporting documents from individual jurisdictions that were voluntarily submitted to support their proposed growth targets.

Background

Pierce County and its cities and towns have allocated 20-year population, housing and employment growth targets on four previous planning cycles. These growth targets encompassed the 20-year time frames of 1992-2012, 1997-2017, 2002-2022, and most recently 2010-2030. The planning cycle for the next allocated 20-year growth targets will be 2024-2044. This cycle aligns with the June 30, 2024 deadline for Pierce County's cities and towns to update their comprehensive plans, and the 20-year planning horizon beyond this date.

For the next Growth Management Act periodic update Pierce County contracted the services of AHBL, Inc. to assist with the process of setting population, housing and employment growth targets for the year 2044. AHBL has been tasked with facilitating the collaborative process between the County and each of its jurisdictions. The process has involved a series of meetings and extensive discussions with the Pierce County Growth Management Coordinating Committee (GMCC) which has been divided into sub-committees based on the "Regional Geographies" identified in VISION 2050. When required, additional individual assistance and discussions has also been offered to representatives from jurisdictions within the County to develop the preliminary population, housing, and employment growth targets for their respective community.

Pierce County uses VISION 2050's Regional Growth Strategy for the distribution of population and employment growth to each of its jurisdictions. VISION 2050 directs the Puget Sound Regional Council (PSRC) to work with its counties and individual jurisdictions to provide guidance and support the countywide efforts to set growth targets. This is specified in Regional Growth Strategy Action 3 which states:

Growth Targets: *PSRC, together with its member jurisdictions, will provide guidance and participate with countywide processes that set or modify local housing and employment targets. This effort will include consideration of the timing of Regional Growth Strategy implementation in relation to anticipated completion of regional transit investments and corresponding market responses. PSRC will also provide guidance on growth targets for designated regional centers and improving jobs-housing balance, and coordinate with member jurisdictions regarding buildable lands reporting.*

AHBL and Pierce County staff have coordinated with PSRC staff in the development of the population, housing and employment growth target setting process for the County. PSRC has provided guidance in the data assumptions and methodology used in the target setting process to ensure there is consistency in the implementation of the VISION 2050 Regional Growth Strategy in each of the region's four counties. The methodology used in the growth target setting process is described in the following section.

Methodology

In VISION 2050's Regional Growth Strategy the region's landscape has been divided into nine types of geographies:

- 1) Metropolitan Cities
- 2) Core Cities
- 3) High Capacity Transit Communities
- 4) Cities and Towns
- 5) Urban Incorporated Areas
- 6) Rural Areas
- 7) Natural Resources Lands
- 8) Major Military Installations
- 9) Indian Reservation Lands

The Regional Growth Strategy distributes forecasted regional growth to these geographies but excludes Natural Resources Lands, Major Military Installations, and Indian Reserve Lands. To implement the Regional Growth Strategy AHBL staff have been coordinating discussions with sub-committees of the Pierce County Growth Management Coordinating Committee (GMCC) organized to align with the Regional Geographies as specified in VISION 2050. These subcommittees include representatives from the following communities in Pierce County:

Metropolitan Cities

- Tacoma – Shirley Shultz, Development Services

Core Cities

- Auburn – Jeff Dixon, Planning Services Manager
- Lakewood – David Bugher, Long Range & Strategic Planning Manager
- Puyallup – Katie Baker, Planning Manager
- University Place – David Swindale, Planning & Development Services Director; Kevin Briske, Principal Planner

High Capacity Transit Communities

- DuPont – Barb Kincaid, Community Development Director
- Fife – Chris Larson, Senior Planner
- Fircrest – Angelie Stahlnecker, Planning & Building Administrator
- Sumner – Ryan Windish, Community Development Director
- Mid-County Community Plan Area – Jessica Gwilt, Senior Planner
- Parkland-Spanaway-Midland Community Plan Area - Jessica Gwilt, Senior Planner
- South Hill Community Plan Area - Jessica Gwilt, Senior Planner

Cities and Towns

- Bonney Lake – Jason Sullivan, Planning and Building Supervisor
- Buckley – Evan Lewis, Associate Planner
- Carbonado – Emily Terrell, Principal Planner
- Eatonville – Abbi Gribi, Town Administrator
- Edgewood – Darren Groth, Community and Economic Development Director
- Gig Harbor – Carl De Simas, Senior Planner
- Milton – Brittany Port, Contract Senior Planner
- Orting – Emily Adams, City Planner
- Pacific – Jack Dodge, Community Development Manager
- Roy – Elected not to participate
- Ruston – Elected not to participate
- South Prairie – Emily Terrell, Principal Planner
- Steilacoom- Doug Fortner, Town Planner
- Wilkeson – Emily Terrell, Principal Planner

Urban Unincorporated Areas

- Pierce County Urban Unincorporated Areas- Jessica Gwilt, Senior Planner

Rural

- Pierce County Rural- Jessica Gwilt, Senior Planner

AHBL has hosted several meetings with each regional geography to discuss their housing, population and employment growth targets and identify preliminary growth targets for each community that fit within each Regional Geography’s population and employment allocation for 2044. The allocated population and employment growth targets for the County as a whole and for each of the Regional Geographies was calculated using data provided by PSRC and the Washington Office of Financial Management. A summary of each of the growth target methodologies is described below.

Population growth targets were calculated using the Office of Financial Management (OFM) for the base year of 2020 and comparing this to the Puget Sound Regional Council (PSRC) Regional Macroeconomic Forecast (RMF) for the year 2044. The total population growth for the four-county region is then distributed using the VISION 2050 growth share allocation percentages.

Table 1: VISION 2050 Regional Growth Strategy Population Growth Share of RMF 2020-2044

| County | OFM 2020 Estimated Population (April 1, 2020) | Draft PSRC VISION 2050 Growth Share Percentage (Preferred Alternative) | 2020-2044 Growth Share | 2044 Population |
|---------------|--|---|-----------------------------------|----------------------------|
| King County | 2,260,800 | 50% | 630,437 | 2,891,237 |

| | | | | |
|----------------------|------------------|-------------|------------------|------------------|
| Kitsap County | 272,200 | 5% | 63,044 | 335,244 |
| Pierce County | 900,700 | 21% | 264,784 | 1,165,484 |
| Snohomish County | 830,500 | 24% | 302,610 | 1,133,110 |
| Total | 4,264,200 | 100% | 1,260,874 | 5,525,074 |

The RMF total population forecast for the four-county region for 2044 is 5,525,074. Subtracting out the base year population provided by the OFM the growth in population for the region is forecasted to be 1,260,874. VISION 2050 allocates Pierce County 21% of this growth (264,784) which is further disaggregated using the VISION 2050 growth share percentages for each of the Regional Geographies.

Table 2: 2044 Population Growth Allocation by PSRC VISION 2050 Regional Geographies

| VISION 2050 Regional Geography Category | Draft PRSC Vision 2050 Growth Percentage (Preferred Alternative): | 2020-2044 Pierce County Population Growth Share (Medium) by Draft PRSC VISION 2050 Growth Allocation Percentage |
|---|---|---|
| Metropolitan Cities | 38% | 100,618 |
| Core Cities | 23% | 60,900 |
| High Capacity Transit Communities | 21% | 55,605 |
| Cities & Towns | 7% | 18,535 |
| Urban Unincorporated Areas | 8% | 21,183 |
| Rural | 3% | 7,944 |
| Total | 100% | 264,784 |

Housing Units Growth Targets were calculated for each community one of two ways:

1. **Housing Unit Growth Targets Calculated From Population Growth Targets:** For the majority of jurisdictions, housing unit growth targets were **calculated** by dividing the draft population growth targets by each community's average persons per household (PPHH) for the year 2020 (as calculated using the OFM Small Area Estimates Program estimates for household population and occupied housing units). Household population is calculated in the Small Area Estimates Program by removing group quarters from the total population for a jurisdiction/area. Occupied housing units incorporated a vacancy rate for the jurisdiction. Average PPHH is calculated by dividing household population by occupied housing units. The population growth targets are then divided by their average PPHH to get housing unit growth targets. This methodology was applied to all of the regional geographies with the exception of the Cities and Towns regional geography.
2. **Housing Unit Growth Targets Provided to Staff by the Jurisdiction:** Housing unit growth targets for the Cities and Towns regional geography were dealt with differently as the group identified that they foresee their household sizes decreasing over the planning horizon, which is also affirmed by PSRC in VISION 2050 which projects that household sizes in Pierce County will

decline from 2.50 persons per household (PPHH) in 2017, to 2.38 PPHH in 2044. The Cities and Towns group wanted to use a reduced PPHH to adjust their existing population downwards, in order to accommodate additional population growth over the 24 year planning horizon. As such, each community **provided** to staff their projected housing unit growth and a reduced persons per household (or staff calculated this based on the reduction projected by PSRC), which was used to calculate their population growth targets. An example of how this methodology was used for the City of Bonney Lake illustrates how the City's provided housing unit growth targets and a reduced PPHH was used to calculate the City's population growth target:

| City of Bonney Lake Housing Unit Growth Target to Population Growth Target Calculation | |
|---|------------------------------|
| 2020 Population (OFM) | 21,390 |
| 2020 Housing Units (OFM) | 7,581 |
| 2020 Average Persons Per Household (OFM) | 2.94 |
| 2044 Average Persons Per Household (Provided by City) | 2.50 |
| 2044 Existing Housing Unit Population | $7,581 \times 2.50 = 18,953$ |
| Difference between 2020 Population and 2044 Existing Housing Unit Population | -2,438 |
| 2020-2044 Additional Housing Units, i.e. Housing Unit Growth Target (Provided by City) | 3,000 |
| 2020-2044 Additional Housing Unit Population | $3,000 \times 2.50 = 7,500$ |
| 2044 Total Population (Existing Housing Unit Population + Additional Housing Unit Population) | $18,953 + 7,500 = 26,453$ |
| 2020-2044 Population Growth (2044 Total Population – 2020 Population) | $26,453 - 21,390 = 5,063$ |
| 2044 Population Growth Target | 5,063 |

Employment Growth Targets are calculated using PSRC's total employment estimate for each of the four counties in the region for the year 2019 and comparing this to the PSRC Regional Macroeconomic Forecast for 2044 estimated total employment for the region. The total employment growth for the four-county region is then distributed using the VISION 2050 growth share allocation percentages.

Table 3: VISION 2050 Regional Growth Strategy Employment Growth Share of RMF 2019-2044

| County | PSRC 2019 Total Employment Estimates | 2019-2044 Growth Share Percentage (VISION 2050 Preferred Alternative) | 2019-2044 Growth Share of PSRC 2044 Regional Macroeconomic Total Employment Forecast | 2044 Total Employment |
|----------------------|--------------------------------------|---|--|-----------------------|
| King County | 1,529,421 | 59% | 521,827 | 2,051,248 |
| Kitsap County | 99,880 | 5% | 44,223 | 144,103 |
| Pierce County | 345,223 | 17% | 150,357 | 495,580 |
| Snohomish County | 321,084 | 19% | 168,046 | 489,130 |
| Total | 2,295,608 | 100% | 1,260,874 | 3,180,060 |

9/1/2021

AHBL Working Document

The RMF total employment forecast for the four-county region for 2044 is 3,180,060. Subtracting out the base year employment for each county, the targeted growth in employment is 1,260,874. VISION 2050 allocates Pierce County 17% of this growth (150,357) which is further disaggregated using the VISION 2050 growth share percentages for each of the Regional Geographies.

Table 4: 2044 Employment Growth Allocation by PSRC VISION 2050 Regional Geographies

| VISION 2050 Regional Geography Category | Draft PRSC Vision 2050 Growth Percentage (Preferred Alternative): | 2019-2044 Pierce County Employment Growth Share by Draft PRSC VISION 2050 Growth Allocation Percentage |
|--|--|---|
| Metropolitan Cities | 48% | 72,171 |
| Core Cities | 23% | 34,582 |
| High Capacity Transit Communities | 15% | 22,554 |
| Cities & Towns | 6% | 9,021 |
| Urban Unincorporated Areas | 6% | 9,021 |
| Rural | 2% | 3,007 |
| Total | 100% | 150,357 |

2044 Population, Housing Unit, and Employment Allocation by Regional Geography

The formulation of the 20-year population and housing unit growth targets have been generated through a series of meetings with each Regional Geography group. Each group met between two and six times to discuss the population, housing and employment growth targets for the Regional Geography for the region as a whole as well as for each jurisdiction. Due to the COVID-19 pandemic all meetings were held virtually via Microsoft Teams. Individual jurisdictions were also invited to have one-on-one conversations with AHBL staff to discuss population, housing and employment growth targets specifically for their jurisdiction. A summary of the population, housing and employment growth allocation for each of the Regional Geographies in Pierce County is presented below.

Metropolitan Cities

In Pierce County there is only one city that falls under the Metropolitan Cities Regional Geography - the City of Tacoma. Tacoma is therefore allocated the entire growth share for both population and employment growth for Metropolitan Cities. Under VISION 2050, Metropolitan Cities are allocated 38% of the County's total population growth and 48% of the County's total employment growth. AHBL staff met with representatives for the City on two occasions to discuss these growth target allocations and the City was willing to accept these allocated growth targets and use them in their planning processes moving forward.

Table 5: Metropolitan Cities Population Growth Targets

| Regional Geography Share: 100,618 | | | |
|--|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| Tacoma | 213,300 | 100,618 | 313,918 |

Table 6: Metropolitan Cities Housing Growth Targets

| Jurisdiction | Estimated 2020 Housing Units | 2020-2044 Housing Unit Growth | 2044 Total Housing Units |
|---------------------|-------------------------------------|--------------------------------------|---------------------------------|
| Tacoma | 91,359 | 40,137 | 131,496 |

Table 7: Metropolitan Cities Employment Growth Targets

| Regional Geography Share: 72,171 | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2019 Employment | 2019-2044 Employment Growth | 2044 Total Employment |
| Tacoma | 122,299 | 72,171 | 194,470 |

Core Cities

The Core Cities Regional Geography comprises of the cities of Auburn (part), Lakewood, Puyallup, and University Place. Under VISION 2050, Core Cities are allocated 23% of both the County's total population growth and employment growth. AHBL and Pierce County staff met virtually with representatives from the Core Cities on three occasions to discuss the growth target allocations for the group as a whole and the individual jurisdictions. At these meetings AHBL and Pierce County worked with the Core Cities group to develop growth targets that are both consistent with the Regional Growth Strategy as well as the local community's trends, pipeline projects, capacity, and production rates. During these discussions the group expressed concerns that the Regional Geographies total population and employment growth shares were too large and that the growth target totals would not be able to be fully allocated amongst the jurisdictions.

Table 8: Core Cities Population Growth Targets

| Regional Geography Share: 60,900 | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| Auburn | 9,980 | 263 | 10,243 |
| Lakewood | 60,030 | 7,970 | 68,000 |
| Puyallup | 42,700 | 19,995 | 59,695 |
| University Place | 33,310 | 7,994 | 41,304 |
| Total | 146,020 | 36,222 | 179,242 |

Table 9: Core Cities Housing Growth Targets

| Jurisdiction | Estimated 2020 Housing Units | 2020-2044 Housing Unit Growth | 2044 Total Housing Units |
|------------------|------------------------------|-------------------------------|--------------------------|
| Auburn | 3,954 | 96 | 4,050 |
| Lakewood | 27,053 | 3,340 | 30,393 |
| Puyallup | 17,961 | 6,880 | 24,841 |
| University Place | 14,264 | 3,294 | 17,558 |
| Total | 63,232 | 13,610 | 76,842 |

Table 10: Core Cities Employment Growth Targets

| <i>Regional Geography Share: 34,582</i> | | | |
|---|---------------------------|-----------------------------|-----------------------|
| Jurisdiction | Estimated 2019 Employment | 2019-2044 Employment Growth | 2044 Total Employment |
| Auburn | 1,109 | 0 | 1,109 |
| Lakewood | 30,982 | 10,054 | 41,036 |
| Puyallup | 30,377 | 15,000 | 57,500 |
| University Place | 7,260 | 3,000 | 10,260 |
| Total | 69,728 | 28,054 | 97,728 |

The Core Cities group have allocated a total population growth target of 36,222 for the Regional Geography. This falls short of the allocated population growth target of 60,900. The Core Cities 2044 employment growth target totals 28,054; this also falls short of the allocated target of 34,582. A brief summary of each community's development trends and factors that were considered in the development of their growth targets are summarized below (City of Lakewood and City of University Place full justification memorandums are provided in the appendix to this report):

- The City of Auburn is located in both Pierce and King County and has only a small portion of city limits within Pierce County. Most of the land capacity in Pierce County has already been developed with little room for further residential or commercial developments.
- The City of Lakewood's population has grown a total of 3% in the past 20 years for an average of 0.1% per year. The City has identified a number of limitations that will prevent significant growth in the next 20 years including limitations on utility services, little vacant land, land uses and geological forms limiting development capacity, military influence on residential development densities, and large portions of the City's acreage being zoned for public institutional uses. The City has a Regional Growth Center with an urban designation which is anticipated to accommodate a large share of employment growth.

- The City of Puyallup’s population growth rate has fluctuated between 1 and 2% in the past five years. This is expected to continue into the future and the proposed population growth target reflects this. The base year population of Puyallup represents 29% of the Core Cities total and the population growth target represents 27.9% of the Regional Geography’s population growth share. The base year employment estimate for Puyallup represents 44% of the Core Cities total and the employment growth target represents 43% of the Regional Geography’s population growth share.
- The City of University Place’s linear growth rate since the City’s incorporation in 1995 is approximately 210 people additional persons per year. If this growth rate were to continue the City would grow by 4,187 persons between 2020 and 2044. Since 2015 the City’s population has increased by approximately 318 persons per year and the adopted growth target reflects this increase in population growth.

High Capacity Transit (HCT) Communities

The High Capacity Transit (HCT) Communities Regional Geography comprises of the cities of DuPont, Fife, Fircrest and Sumner as well as the Pierce County unincorporated urban areas of Mid-County, Parkland-Spanaway-Midland, and South Hill. Under VISION 2050, High Capacity Transit Communities are allocated 21% of the County’s total population growth and 15% of the County’s total employment growth. AHBL and Pierce County staff met virtually with representatives from the HCT Communities on three occasions to discuss the growth target allocations for the group as a whole and the individual jurisdictions. At these meetings AHBL lead discussions with representatives from the Cities and the County develop growth targets that are both consistent with the Regional Growth Strategy as well as the local community’s trends, pipeline projects, capacity, and production rates. During these discussions the group was successfully able to allocate both the population and employment growth targets for the HCT Communities Regional Geography amongst the jurisdictions.

Table 11: HCT Communities Population Growth Targets

| Regional Geography Share: 55,605 | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| DuPont | 9,525 | 5,184 | 14,709 |
| Fife | 10,200 | 2,160 | 12,360 |
| Fircrest | 6,790 | 1,910 | 8,700 |
| Sumner | 10,360 | 4,904 | 15,264 |
| Mid-County, Parkland-Spanaway-Midland, South Hill | 153,805 | 41,447 | 195,252 |
| Total | 190,680 | 55,605 | 246,285 |

Table 12: HCT Communities Housing Growth Targets

| Jurisdiction | Estimated 2020 Housing Units | 2020-2044 Housing Unit Growth | 2044 Total Housing Units |
|---|------------------------------|-------------------------------|--------------------------|
| DuPont | 3,798 | 1,960 | 5,758 |
| Fife | 4,147 | 840 | 4,987 |
| Fircrest | 2,907 | 788 | 3,695 |
| Sumner | 4,560 | 2,035 | 6,595 |
| Mid-County, Parkland-Spanaway-Midland, South Hill | 56,393 | 14,453 | 70,846 |
| Total | 71,805 | 20,076 | 91,881 |

Table 13: HCT Communities Employment Growth Targets

| <i>Regional Geography Share: 22,554</i> | | | |
|---|---------------------------|-----------------------------|-----------------------|
| Jurisdiction | Estimated 2019 Employment | 2019-2044 Employment Growth | 2044 Total Employment |
| DuPont | 4,650 | 1,200 | 5,850 |
| Fife | 17,190 | 2,100 | 19,300 |
| Fircrest | 1,429 | 115 | 1,544 |
| Sumner | 17,559 | 5,416 | 22,975 |
| Mid-County, Parkland-Spanaway-Midland, South Hill | 16,322 | 13,713 | 30,035 |
| Total | 57,150 | 22,554 | 79,704 |

The HCT Communities are able to meet both the population and employment growth targets allocated by the VISION 2050 growth share percentages. A brief summary of each community's development trends and factors that were considered in the development of their growth targets are as follows:

- The City of DuPont has land capacity to develop approximately 2,900 new housing units within a gravel mine within the City however it is difficult to estimate when this land will become available for development.
- The City of Fife has capacity for approximately 700 residential dwelling units to be developed as identified in the City Center Planned Action EIS (ST3 Station TOD). Further population growth may be possible to occur following review of buildable lands capacity.
- The City of Fircrest determined through its buildable lands analysis and subsequent examinations that in 2016 the residential land capacity for the entire city was 593 units. Proposed code amendments that would accommodate increased height, eliminate density

maximum and reduce parking requirements would substantially increase residential capacity within the City beyond 593 units.

- The City of Sumner has increased housing capacity after significant upzoning around the downtown and Sound Transit rail station. The City shares a Manufacturing Industrial Center – Employment with the City of Pacific and 90% of the land in this Regional Center is within the Sumner city limits.

Cities and Towns

The Cities and Towns Regional Geography comprises of the cities of Bonney Lake, Buckley, Carbonado, Eatonville, Edgewood, Gig Harbor, Milton, Orting, Pacific, Roy, Ruston, South Pacific, Steilacoom, and Wilkeson. Under VISION 2050 Cities and Towns are allocated 7% of the County’s total population growth and 6% of the County’s total employment. AHBL and Pierce County staff met virtually with representatives from the Cities and Towns on six occasions to discuss the growth target allocations for the group as a whole and for the individual jurisdictions. During these meetings there was concerns from the group that the Regional Geography’s allocated population would be exceeded by the groups projected population growth due to growth trends, pipeline projects and production rates.

Table 14: Cities and Towns Population Growth Targets

| Regional Geography Share: 18,535 | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| Bonney Lake | 21,390 | 5,063 | 26,453 |
| Buckley | 5,080 | 3,121 | 8,201 |
| Carbonado | 685 | 64 | 749 |
| Eatonville | 3,010 | 794 | 3,804 |
| Edgewood | 12,070 | 5,931 | 18,001 |
| Gig Harbor | 11,240 | * | * |
| Milton | 6,805 | 600 | 7,405 |
| Orting | 8,635 | 549 | 9,184 |
| Pacific | 30 | - | - |
| Roy | 820 | 253 | 1,073 |
| Ruston | 1,040 | 453 | 1,493 |
| South Prairie | 500 | 39 | 539 |
| Steilacoom | 6,505 | 464 | 6,969 |
| Wilkeson | 495 | 187 | 682 |
| Total | 78,305 | | |

9/1/2021

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*Appropriate Growth Target under consideration by City

Table 15: Cities and Towns Housing Growth Targets

| Jurisdiction | Estimated 2020 Housing Units | 2020-2044 Housing Unit Growth | 2044 Total Housing Units |
|---------------|------------------------------|-------------------------------|--------------------------|
| Bonney Lake | 7,581 | 3,000 | 10,581 |
| Buckley | 1,974 | 1,374 | 3,348 |
| Carbonado | 244 | 17 | 261 |
| Eatonville | 1,130 | 277 | 1,407 |
| Edgewood | 4,858 | 2,432 | 7,290 |
| Gig Harbor | 5,302 | * | * |
| Milton | 2,942 | 259 | 3,201 |
| Orting | 2,925 | 168 | 3,093 |
| Pacific | 15 | - | 15 |
| Roy | 331 | 95 | 426 |
| Ruston | 477 | 169 | 646 |
| South Prairie | 198 | 13 | 211 |
| Steilacoom | 2,917 | 176 | 3,093 |
| Wilkeson | 182 | 69 | 251 |
| Total | 31,076 | | |

*Appropriate Growth Target under consideration by City

Table 16: Cities and Towns Employment Growth Targets

| Regional Geography Share: 9,021 | | | |
|--|---------------------------|-----------------------------|-----------------------|
| Jurisdiction | Estimated 2019 Employment | 2019-2044 Employment Growth | 2044 Total Employment |
| Bonney Lake | 6,002 | 1,750 | 7,752 |
| Buckley | 2,599 | 1,101 | 3,700 |
| Carbonado | 62 | 6 | 68 |
| Eatonville | 898 | 155 | 1,053 |
| Edgewood | 1,988 | 2000 | 3988 |
| Gig Harbor | 12,422 | * | * |
| Milton | 2,197 | 450 | 2,647 |
| Orting | 1,337 | 200 | 1,537 |
| Pacific | 2,028 | 650 | 2,678 |

| | | | |
|---------------|---------------|----|-----|
| Roy | 248 | 94 | 342 |
| Ruston | 422 | 72 | 494 |
| South Prairie | 76 | 10 | 86 |
| Steilacoom | 701 | 10 | 711 |
| Wilkeson | 74 | 11 | 85 |
| Total | 31,054 | | |

* Appropriate Growth Target under consideration by City

The Cities and Towns Regional Geography has an allocated population growth target of XXX between the years 2020 and 2044. The groups total population growth target for the same time period (XXXX) exceeds this by XXXX persons. The 2044 population growth total for the group does however fall below the VISION 2050 population growth share for Cities and Towns in Pierce County which is 22,917 for the year 2050. As a result the Cities and Towns will be partially front-loading population growth population growth targets for the year 2044. The Cities and Towns Regional Geography employment growth target total is XXX, this also exceeds the allocated employment growth by XXX jobs.

A brief summary of each community's development trends and factors that were considered in the development of their growth targets are as follows:

- The City of Bonney Lake is the fifth largest city in Pierce County and has water and sewer capacity to allow for a population of 37,000.
- The City of Buckley has had wastewater upgrades that has led to significant residential growth in recent years. The City anticipates a 3% annual growth rate from 2010-2030 followed by a 1% annual growth rate thereafter.
- The City of Carbonado is a very small city. It does have some land available for residential single-family development but is unlikely to attract commercial development due to water availability.
- The City of Eatonville has chosen not to participate in this process however as of 2020 the City is 110 persons short of the adopted total 2030 population target and 1,437 jobs short of the adopted 2030 total employment target.
- The City of Edgewood is the second largest city in this Regional Geography and has based its growth targets on pipeline projects and growth projections.
- The City of Gig Harbor has grown more rapidly in recent years both in population and employment. As of 2019 the City has exceeded its 2030 employment growth target by 2,233 jobs and as of 2020 exceeded its 2030 population growth target by 740.
- The City of Milton has already exceeded its 2030 population growth target by 1,055 persons. The remaining areas for development in the City are largely going to see infill development with short plats or smaller subdivisions. There are some multifamily zoned properties in the Town Center, however, the City has seen limited interest in development. The City will likely see growth trail off in the next planning cycle. The City's growth target has been developed based on anticipated development and housing capacity.

- The City of Orting is largely built out with limited room to grow and has based its growth targets on pipeline projects, anticipated development and code amendments.
- The City of Pacific does not have any residentially zoned land in the small portion of its City limits within Pierce County. The City shares a Manufacturing Industrial Center – Employment, with the City of Sumner however only 10% of the Center is within the City of Pacific.
- The City of Roy chose not to participate in the growth target setting process.
- The City of Ruston chose not to participate in the growth target setting process.
- The City of South Prairie is restricted in growth due to sewer moratoriums.
- The City of Steilacoom does not anticipate employment growth in the next planning horizon; population growth is anticipated to continue existing trends.
- The City of Wilkeson is able to accommodate population growth through up-zoning and comprehensive plan changes.

Urban Unincorporated Areas

The Urban Unincorporated areas includes urban areas in Pierce County, usually adjacent to incorporated areas, that are outside incorporated city boundaries. Under VISION 2050 Urban Unincorporated Areas are allocated 8% of the County's total population growth and 6% of the County's total employment. As these areas are outside incorporated jurisdictions, they are represented by Pierce County who is responsible for managing the allocated population and employment growth targets. Housing unit growth was calculated by dividing the population growth allocation for Urban Unincorporated Areas by the average persons per household for the year 2020 (as calculated using the Office of Financial Management's Small Area Estimates Program estimates for occupied housing units).

Table 17: Urban Unincorporated Areas Population Growth Targets

| Regional Geography Share: 21,183 | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| Urban Unincorporated Areas | 90,723 | 21,183 | 111,906 |

Table 18: Urban Unincorporated Areas Housing Growth Targets

| Jurisdiction | Estimated 2020 Housing Units | 2020-2044 Housing Unit Growth | 2044 Total Housing Units |
|----------------------------|-------------------------------------|--------------------------------------|---------------------------------|
| Urban Unincorporated Areas | 29,147 | 6,945 | 36,092 |

Table 19: Urban Unincorporated Areas Employment Growth Targets

| Regional Geography Share: 9,021 | | | |
|--|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2019 Employment | 2019-2044 Employment Growth | 2044 Total Employment |
| Urban Unincorporated Areas | 40,332 | 9,021 | 51,353 |

As all unincorporated urban areas are grouped together in this Regional Geography the group is allocated the total Regional Geography's share for population and employment growth targets.

Rural Areas

Rural areas are unincorporated areas in Pierce County outside of Urban Growth Areas and include very low-density housing, working landscapes, and open space. Under VISION 2050 Rural Areas are allocated 3% of the County's total population growth and 2% of the County's total employment. Rural areas are located outside incorporated jurisdictions and are represented by Pierce County who is responsible for managing the allocated population and employment growth targets. Housing unit growth was calculated by dividing the population growth allocation for Rural Areas by the average persons per household for the year 2020 (as calculated using the Office of Financial Management's Small Area Estimates Program estimates for occupied housing units).

Table 20: Rural Areas Population Growth Targets

| Regional Geography Share: 7,944 | | | |
|--|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Population | 2020-2044 Population Growth | 2044 Total Population |
| Rural Areas | 181,672 | 7,994 | 189,616 |

Table 21: Rural Areas Housing Growth Targets

| Jurisdiction | Estimated 2020 Housing Units | 2020-2044 Housing Units Growth | 2044 Total Housing Units |
|---------------------|-------------------------------------|---------------------------------------|---------------------------------|
| Rural Areas | 181,672 | 7,994 | 189,616 |

Table 22: Rural Areas Employment Growth Targets

| Regional Geography Share: 3,007 | | | |
|--|--|--|--|
|--|--|--|--|

| Jurisdiction | Estimated 2019 Employment | 2019-2044 Employment Growth | 2044 Total Employment |
|---------------------|----------------------------------|------------------------------------|------------------------------|
| Rural Areas | 22,660 | 3,007 | 25,667 |

The Rural Areas Regional Geography groups all unincorporated rural lands in Pierce County together and is therefore allocated the full share of the allocated population and employment growth.

Conclusion

{Insert conclusions based on recommended growth target surplus/deficits }

DRAFT

Appendix

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Memorandum

From: Katrina Knutson, AICP, Community Development Director

To: City Council & Mayor Kuhn

CC: Tony Piasecki, Interim City Administrator

RE: Temporary Suspension of Certain Special Use Regulations and Encroachment Permit Fees (Ordinance 1448)

In September 2021, Councilmember Denson asked to discuss Ordinance 1448 with the full City Council and the discussion was placed on the October 26, 2021 work session agenda. Below is a summary of the history of the Ordinance, summary of businesses who are currently and who previously utilized the Ordinance and a brief discussion of complaints received.

On March 23, 2020, Mayor Kuhn signed a Proclamation of Emergency declaring a State of Emergency due to the outbreak of the COVID-19 virus. On June 5, 2020, the Mayor issued an additional Emergency Proclamation suspending certain provisions of Chapter 17.65 GHMC (Special Use Permits) and fees associated with Chapter 12.02 GHMC (Encroachment Permits) for the purpose of facilitating commerce during the Governor's "Safe Start Washington" Order. The primary driver of this initial action was to provide local retail store and restaurants flexibility to conduct business when physical occupancies were limited to 25% for retail stores and restaurants could not have diners indoors.

On June 8, 2020, City Council passed Ordinance 1445, ratifying the Emergency Order. Ordinance 1445 provided an effective date or "sunset date" of August 1, 2020 or entrance to Phase 3. This action was taken during a time when Pierce County and local COVID-19 cases were declining, and the City anticipated Phase 3 was imminent.

On July 27, 2020, the City Council passed Ordinance 1446, which continued the suspension of certain provisions of Chapter 17.65 GHMC and fees associated with Chapter 12.02 GHMC until December 31, 2020, or entrance into "Phase 4" of the

Governor's "Safe Start Washington" Order or December 31, 2021 (whichever came first). This action was taken in direct relation to dropping case rates and a hopeful outlook regarding the COVID 19 pandemic.

Unfortunately, COVID19 cases continued to rise, which brought with it continued concern about occupancy requirements of local businesses and restaurants. In order to provide some additional stability and flexibility to local businesses, the City Council passed Ordinance 1448 on November 23, 2020. This ordinance extended the code suspensions until December 31, 2021 or until the Emergency Proclamation is lifted for our State. To be very clear, this Ordinance will not necessarily sunset on December 31, 2021, but rather when the Governor lifts the Emergency Order.

In the initial period of the pandemic that was characterized by limited occupancy for retail and take out only for restaurant, the City's relaxation on special use provisions helped many businesses. Over time, the use (need) of these temporary provisions has diminished as the State mandates eased (occupancy limits have lifted for retail and restaurants are once again able to serve indoors).

In preparation for this work session, staff conducted an analysis of businesses still utilizing the temporary suspension of special use provisions and are listed below:

- **Animarum:** Three yurts for outdoor dining in multiple parking spaces
- **Heritage Distilling:** Multiple temporary structures on neighboring property for outdoor drink service. Encroachment onto ROW for alcohol service.
- **7-Seas Brewery:** Outdoor service area on lawn.
- **Wet Coast Brewery:** Multiple parking spaces fenced off for outdoor beverage service.
- **Moctezumas:** Large portion of north parking lot is fenced off for outdoor bar service.
- **Morso:** Large tent in outdoor common area for food and beverage service.

Other businesses who utilized the temporary suspension earlier in the pandemic are:

- Downtown Waterfront Alliance, HY-IU-HEE-HEE, Il Lucano, Tides Tavern, Puerto Vallarta, Netshed No. 9, Anthony's, Finholms, Cutters Point, Blue Agave, Fondi, Half Time Sports, Table 47, Sunset Grille and Le Le.

Ordinance 1448 has been a successful program that helped local businesses, in particular restaurants, retain customers during the pandemic. With this success comes potential drawbacks to be considered. Several formal code enforcement complaints regarding one of the current users (business) of these provisions have been filed, including several calls to the Gig Harbor Police Department. The complainants in these cases were informed that the business is not technically breaking any City code due to the relaxation in special use provisions. The primary complaint regarding this particular concern is noise. Other complaints have been received by city staff via phone, email or

walk-in, concerning the outdoor tents not meeting Gig Harbor Design Manual and parking space reduction due to tent use (outdoor seating areas). These complaints have significantly reduced over recent months as most city businesses have removed the tents.