



Urban Conservancy

SHORELINE ENVIRONMENT DESIGNATION

What is a shoreline environment designation?

Shoreline environment designations work like a zoning overlay. Each designation has standards for development and allowed uses. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within similar environmental conditions.

There are six environment designations for shorelines in Gig Harbor: **Natural, Urban Conservancy, Low Intensity, City Waterfront, Historic Working Waterfront, and Marine Deepwater**.

What is the purpose of the Urban Conservancy designation?

The purpose of the Urban Conservancy environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.

What is the required buffer in the Urban Conservancy designation?

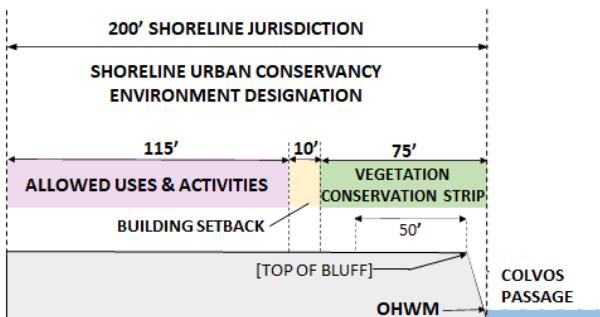
The vegetation conservation strip buffer to protect “nearshore” habitat and water quality varies depending on the location of your shoreline property:

- **Colvos Passage:** a 50-foot wide buffer from the top of the bluff or 75-foot buffer from the “ordinary high water mark” (OHWM), whichever is greater
- **All other areas:** a 100-foot wide buffer from the OHWM

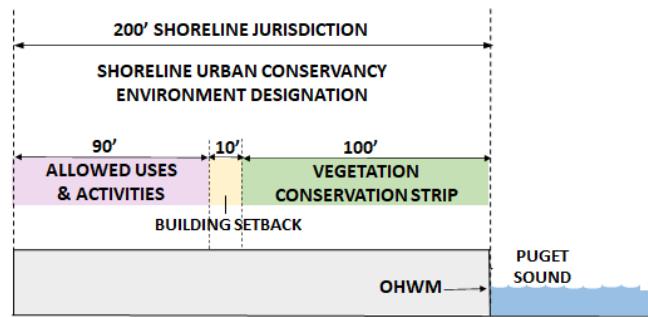
In some cases, a larger buffer to protect a critical area might be required. A 10-foot building setback from the buffer is required to limit construction impacts.

Buffers should consist of an undisturbed area of native vegetation. No buildings or structures are allowed in the buffer unless specifically permitted by the SMP. Development activities allowed in the buffer are limited to uses such as unpaved trails and habitat enhancement projects. If development exists, revegetation or enhancement may be required when the

Colvos Passage:



All other areas:



Further Information: If you have any questions please contact the Gig Harbor Planning Division at (253) 851-6170.



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Allowed Uses and Activities

Aquaculture permitted for Donkey Creek for a fish hatchery facility only

See section 7.10

Boat Launch Facilities (private)

- hand launch only
- concrete ramps prohibited

See section 7.11

Boat Launch facilities (public)

- hand launch only
- ramps made of rails or graded slope
- concrete and planks prohibited

See section 7.11

Clearing and Grading only in association with an approved shoreline development

See section 7.3

Commercial Uses

- water-oriented and non-water oriented uses landward of OHWM
- water-dependent uses waterward of OHWM
- **deck structures appurtenant to permitted upland water-related and water-enjoyment uses in limited situations.**

See section 7.12

Commercial Fishing Moorage

See section 7.11

Dredging and Dredge Material Disposal for shoreline restoration purposes and stream culvert maintenance only

See section 7.4

Educational Facilities (scientific, historical, cultural, educational research uses)

See section 7.14

Fill and excavation (upland areas) only in association with an approved shoreline development

See section 7.5

Fill (waterward of OHWM) for activities associated with shoreline restoration and City utilities only

See section 7.5

In-Stream Structures only allowed as part of fishery and fish habitat enhancement and City of Gig Harbor surface water management activities

See section 7.6

Moorage facilities, Single Family Residential (piers, docks, floats, lifts, and buoys)

See section 7.11

Pedestrian Beach Access Structures (paths, stairs) public or joint use/shared access

See section 7.7

Public Art (only on City-owned lots or the public right-of-way)

See section 7.22

Recreation passive, low intensity uses only

See section 7.17

Residential Development

See section 7.18

Shoreline Habitat and Natural Systems Restoration and Enhancement Projects, Environmental Remediation

See section 7.8

Shoreline Stabilization (bulkheads and revetments) for normal maintenance of existing shoreline stabilization

See section 7.9

Signs and Outdoor Advertising

See section 7.19

Utilities (primary facilities for treatment or generation) allowed only if: underground facilities; or if accessory to primary permitted use

See section 7.21

Uses Allowed Only With a Conditional Use Permit

Aquaculture

- bottom culture: on-bed and on-cultch - Purdy, McCormick and Goodnough Creeks only
- bag, rack & bag, stake, and long-line - Purdy and Goodnough Creeks only
- hydraulic harvest methods - Purdy and Goodnough Creeks only

See section 7.10

Fill (waterward of OHWM) for water dependent uses and public access

See section 7.5

Groins only in Gig Harbor Bay

See section 7.9

Pedestrian beach access structures (paths, stairs) private access

See section 7.7

Shoreline Stabilization (Bulkheads and Revetments) new shoreline stabilization along Colvos Passage

See section 7.9

Transportation Facilities (roads, bridges, parking)

See section 7.20

Utilities (primary facilities for treatment or generation) only for above ground facilities

See section 7.21

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