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3 *Only those portions of Section 18A.35.050 that are proposed to be amended are shown.*
4 *Remainder of text, tables, and/or figures is unchanged.*
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7 **18A.35.050 Open Space Lands.**

8 **D. General Provisions.**

9 1. Rural and Urban Open Space Location and Designation Criteria.

10 a. The location and designation of a proposed classification of rural or urban open
11 space shall be determined utilizing the following criteria. Prior to receiving an
12 Open Space designation, the subject property shall meet one of the following
13 criteria:

- 14 (1) Tract(s) which are identified in the Comprehensive Park and Recreation
15 Plan for a proposed new trail or extension of an existing trail system;
- 16 (2) Tract(s) which create a linkage to another classified open space or public
17 park on an adjacent parcel;
- 18 (3) Tract(s) which create a linkage to a critical area and its associated buffer(s);
- 19 (4) Tract(s) which provide access to marine, lake, river, or stream shoreline
20 areas;
- 21 (5) Tract(s) which preserve sensitive areas for aquifer recharge and
22 enhancement of water quality or provide flood water storage capacity;
- 23 (6) Tract(s) which serve as a buffer between the urban/rural line;
- 24 (7) Tract(s) which serve as a buffer between the road and a proposed
25 development in a rural designation;
- 26 (8) Tract(s) which provide consolidated common open lawn areas for residents
27 or employees in a development with an emphasis on access, visibility, and
28 usability;
- 29 (9) Tract(s) which preserve rural prime agricultural soils for agricultural land
30 use activities;
- 31 (10) Tract(s) which preserve critical areas such as steep slopes, wetlands, and
32 fish and wildlife habitat areas; or
- 33 (11) Tract(s) which preserve forested land.
- 34 (12) Tract(s) which preserve prairie land.

35 b. Tract(s) should be contiguous or form a linear system unless separation into
36 multiple tracts would be more beneficial in fulfilling the locational criteria herein
37 established.

38 c. Within the Gig Harbor Peninsula Community Plan area, any obstacles that
39 impair fish or wildlife movement, such as undersized culverts in streams or
40 fencing in wildlife corridors shall be removed, repaired or modified to permit
41 fish or wildlife passage prior to acceptance of an open space dedication.

42 2. **Permitted Uses.** The following uses shall be permitted in areas which have been
43 classified for rural or urban open space:

44 a. **Rural Open Space:**

- 45 (1) passive recreation and associated accessory structures;
- 46 (2) golf course (excluding areas devoted to maintenance buildings, commercial
47 structures, and parking areas);



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- (3) agricultural practices and associated agricultural structures;
- (4) aquaculture;
- (5) forestry practices based on an approved timber management plan as determined by the Department of Natural Resources or Natural Resource Conservation Service;
- (6) pervious and impervious surface trails; and
- (7) drainfields.

b. **Urban Open Space:**

- (1) pervious and impervious surface trails;
- (2) passive recreation and associated accessory structures;
- (3) agricultural practices and associated agricultural structures;
- (4) aquaculture;
- (5) utility easements; and
- (6) drainfields.

3. **Low Impact Development Standards.** Within the Gig Harbor Peninsula Community Plan Area and the Key Peninsula Community Plan Area, any development within designated open space areas shall utilize low impact development techniques. Standards described in Chapter 10 of the Pierce County Stormwater Management and Site Development Manual (see Title 17A PCC) may be used to meet the required impervious surface requirement as set forth in PCC 18J.15.

