



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, July 11, 2024 5:30 P.M.**

This meeting may also be accessed through Zoom at <https://zoom.us/j/95353411299> or by calling (253) 215- 8782 and entering Meeting ID 953 5341 1299. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Council Chambers at the Civic Center.

Call to Order/Roll Call:

Approval of Minutes: July 3, 2024

Public Comment:

Agenda Items:

Land Use Element and future Land Use Map Discussion with consultant from Berk, Principal Planner, Robin Bolster-Grant and Commission

Other Business: Next meeting Thursday, July 18, 2024 introduction of The Housing Element

Adjournment:

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Planning Commission must proceed in an orderly, timely manner. The purpose of a Planning Commission meeting is to advise on subjects prescribed by the City Council; it is not a public forum.

Public comment may be made in-person from the microphone, remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9

on your phone. Please refrain from raising your hand until the Chair has announced that the Commission has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual, unless revised by the chair. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting.

Instead of making oral comments, written comments may be submitted to the Planning Commission at MThomas@gjgharborwa.gov.

All remarks shall be addressed to the commission as a body and not to any specific commissioner. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any commissioner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public meetings, to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**Minutes for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, July 3, 2024 5:30 P.M.**

Call to Order/Roll Call: Chair Krawczyk called the meeting to order at 5:30 P.M. Commissioner Tessicini, Snodgrass, Martin, Burcar and Bradburry (virtually at 6:23) were present. Commissioner Jordan was excused. Staff: Principal Planner, Robin Bolster-Grant; Senior Planner, Natalie Kamieniecki and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from June 27, 2024 (Martin/Tessicini)

Vote: Unanimously approved

Public Comment:

Agenda Items:

1. Land Use Element update, Consultant will be in attendance next meeting to discuss
2. Review of Listening Sessions discussions and comments received from participants
3. Completed review of The Harbor Element – Presentation by Principal Planner, Robin Bolster-Grant and Commission Discussion
4. Review of Environment and Shoreline Management Elements– Presentation by Principal Planner, Robin Bolster-Grant and Commission discussion

Other Business: Next meeting Thursday, July 11, 2024, BERK Consulting to join the meeting and discuss The Land Use Element, future Land Use Map and Explanation of the Land Use Calculations.

Adjournment: 9:10 P.M.

Michelle Thomas

Michelle Thomas
Planning Technician

GIG HARBOR 2024 COMPREHENSIVE PLAN UPDATE

EXPLAINING THE LAND USE CALCULATIONS \ JUNE 29, 2024



OVERVIEW

- Why do we need targets?
- What are the growth targets?
- Planning for these growth targets
- Assessing capacity and zoning
- Conclusions

WHY DO WE NEED TARGETS?

Two primary reasons for growth targets:

- To fulfill state requirements, we need to provide estimates of future growth and ensure that the Comprehensive Plan is drafted to meet these targets:
"The land use element shall include population densities, building intensities, and estimates of future population growth." RCW 36.70A.070(1)
- Planning for future infrastructure, utilities, and services requires estimates of future growth and the distribution of that growth in the city.

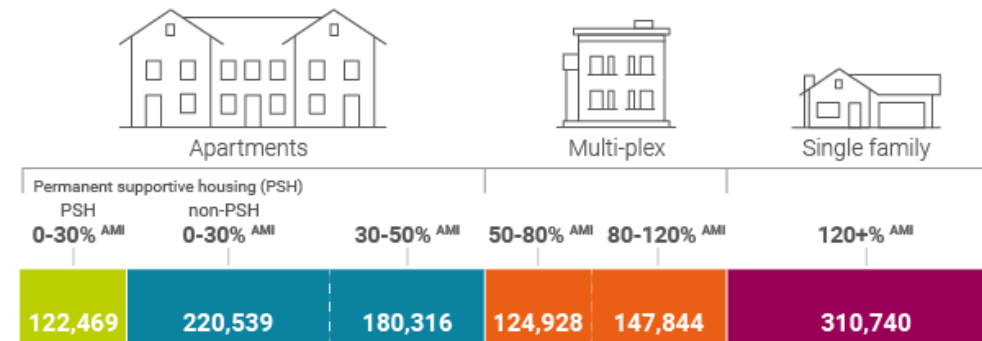
WHAT ARE THE GROWTH TARGETS?

- The basis for growth targets under the Comprehensive Plan is with the **Pierce County Countywide Planning Policies (CPPs)**:
 - Overall housing, population, and employment targets were provided in September 2022 under Ordinance No. [2022-46s](#).
 - Housing allocations by income band were provided in June 2023 as part of Ordinance No. 2023-22s to supplement these targets.

WHAT ARE THE GROWTH TARGETS?

- The development of the CPPs were based in turn on allocations from the **PSRC VISION 2050 Regional Growth Strategy**, which allocates expected growth across different types of communities for King, Snohomish, Pierce, and Kitsap Counties.

Future housing needs broken down by area median income (AMI) groups



1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

WHAT ARE THE GROWTH TARGETS?

- Recent changes to the Growth Management Act under HB 1220 in 2022 expanded requirements for housing targets to include **identifying sufficient land and capacity** for:
 - **Moderate-, low-, very low-, and extremely low-income households**, as determined by “Area Median Income” (AMI) for Pierce County.
 - **Permanent supportive housing** for extremely low-income households, which would include wraparound support services.
 - **Emergency housing and emergency shelters**, which are managed separately from the other housing targets.

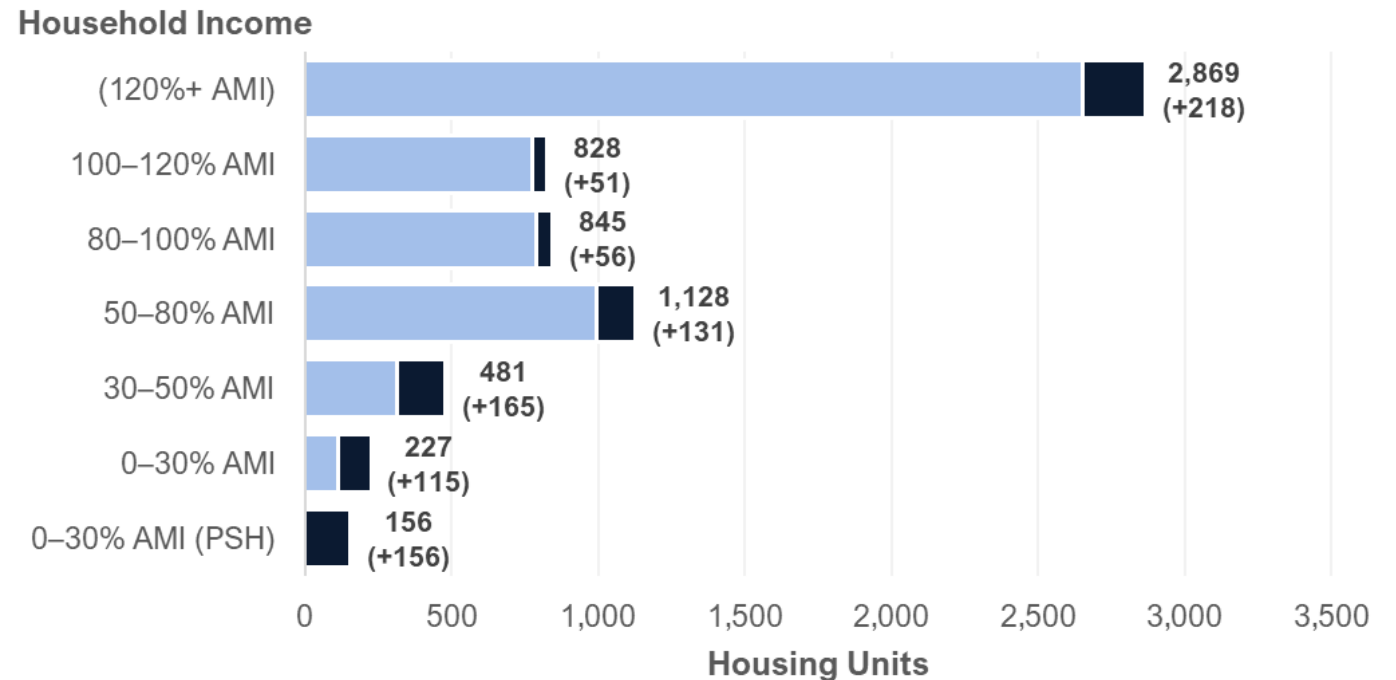
WHAT ARE THE GROWTH TARGETS?

- Current growth targets for Gig Harbor from the CPPs:

	2020 Estimate	2020-2044 Change	2044 Target
Population	12,029	2,200	14,229
Employment	12,855	2,747	15,602
Housing	5,642	892	6,642
0-30% AMI (PSH)	0	156	156
0-30% AMI	112	115	227
30-50% AMI	316	165	481
50-80% AMI	997	131	1,128
80-100% AMI	789	56	845
100-120% AMI	777	51	828
other (120%+ AMI)	2,651	218	2,869
Emergency housing	0	55	55

WHAT ARE THE GROWTH TARGETS?

- Note that these are targets from the state for demonstrating **buildable capacity**, **not** direct requirements for the city alone to fund projects to meet these targets with funding.



PLANNING FOR GROWTH TARGETS

- The individual housing capacity targets will require different types of housing in Gig Harbor based on the current growth targets for Gig Harbor from the CPPs:

Income Category	2020-2044 Change	Housing Type	2020-2044 Change
0-30% AMI (PSH)	+156	Higher density: Low-rise / mid-rise multifamily housing	+567
0-30% AMI	+115		
30-50% AMI	+165		
50-80% AMI	+131		
80-100% AMI	+56	Moderate density: Townhomes/duplexes + ADUs	+107
100-120% AMI	+51		
other (120%+ AMI)	+218	Lower densities: Detached single-family homes	+218

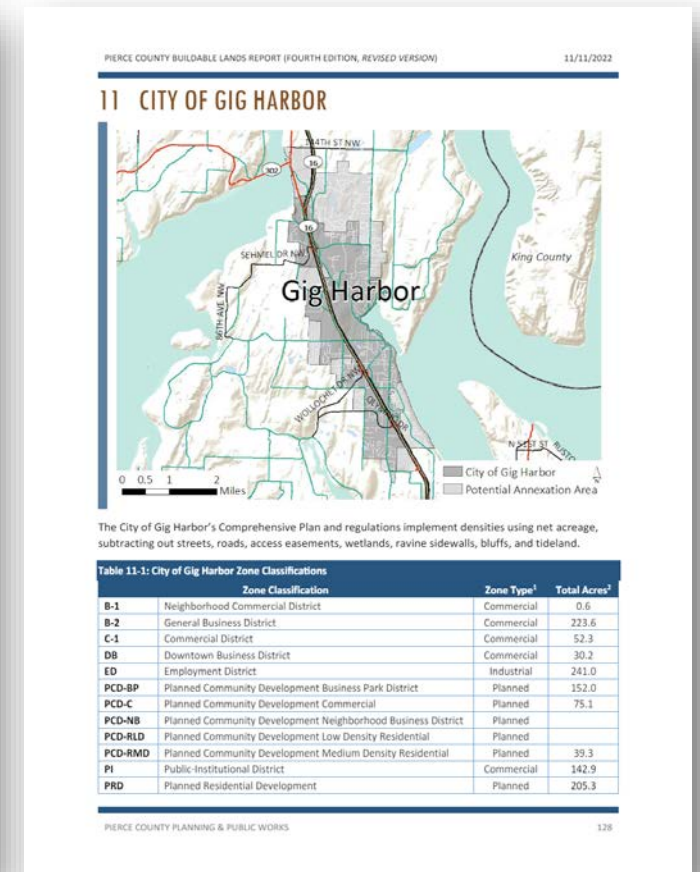
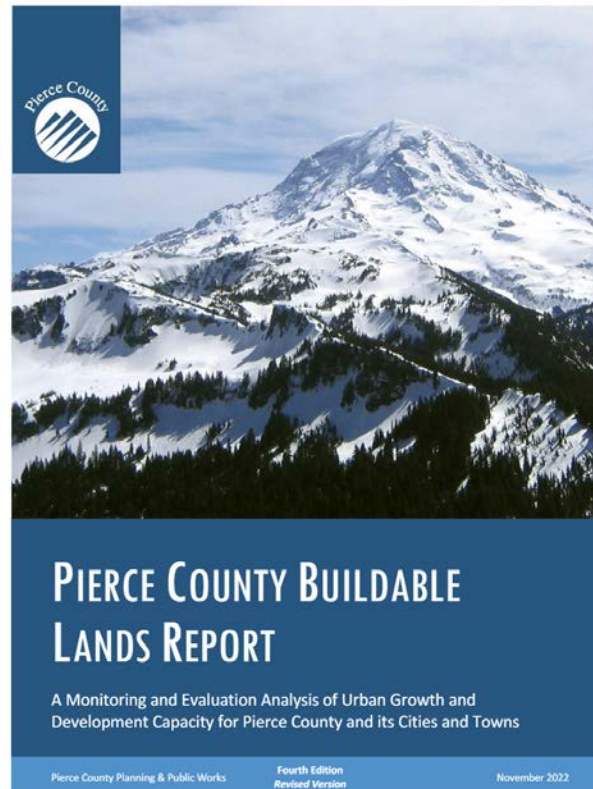
PLANNING FOR GROWTH TARGETS

Housing Type	2020-2044 Change
Higher density: Low-rise / mid-rise multifamily housing (up to 6-8 floors)	+567
Moderate density: Townhomes/duplexes + ADUs	+107
Lower density: Detached single-family homes	+218



ASSESSING CAPACITY AND ZONING

- The [2022 Pierce County Buildable Lands Report](#) published in November 2022 provides a base for assessing how the city can meet its planning goals.



ASSESSING CAPACITY AND ZONING

Evaluate characteristics of land parcels in the community



Identify potential sites for new development



Determine full capacity for development based on zoning



Calculate expected capacity from full development capacity based on expected market factors, etc.



Compare expected capacity to required targets to determine surplus/shortfall



Allocate growth targets to available capacity for other modeling

- This process generally aligns with the methodology used for the County BLR and relies on adjustments to their calculation spreadsheets...



Adjust assumptions for zoning if expected capacity does not meet targets...

ASSESSING CAPACITY AND ZONING

Identifying Potential Sites for
New Development

- This Buildable Lands Report determines available capacity on different types of land that can be used for additional housing and employment uses:
 - **Vacant** land without buildings (including vacant housing lots in subdivisions).
 - **Underutilized** land which has some unused land that could be used without demolishing existing buildings.
 - **Redevelopable** land that includes depreciated buildings that are likely to be demolished for new construction.
 - **Built-out** and **undevelopable** properties are assumed not to be available for additional growth.
- For this analysis, land that has been the subject of recent development activity since 2020 has been reevaluated.

ASSESSING CAPACITY AND ZONING

Determine Full Capacity for
Development

- Based on expected densities from zoning, the model determines the **net new housing units** resulting from the analysis for available sites.
- For this analysis, two things have been changed from the base model from the 2021 BLR:
 - **Housing types** are identified based on zoning (e.g., higher density apartments/condos, moderate density plex/townhomes, low density single-family residential)
 - The **zoning parameters** can be changed to allow for more density to meet identified targets

ASSESSING CAPACITY AND ZONING

Calculate Expected Capacity

- Note that as part of the analysis, the capacity model includes a consideration of a “market factor” to reduce effective capacity.
- This “market factor” reduces the effective capacity from the maximum possible amount due to several reasons:
 - Land speculation/banking over the long term.
 - Owners may not be interested in selling/developing for other non-market reasons.
 - Site-level constraints difficult to recognize for individual parcels that make them more expensive/challenging to develop (e.g., easements).
 - Challenging to develop all sites with available private-sector development/construction capacity.

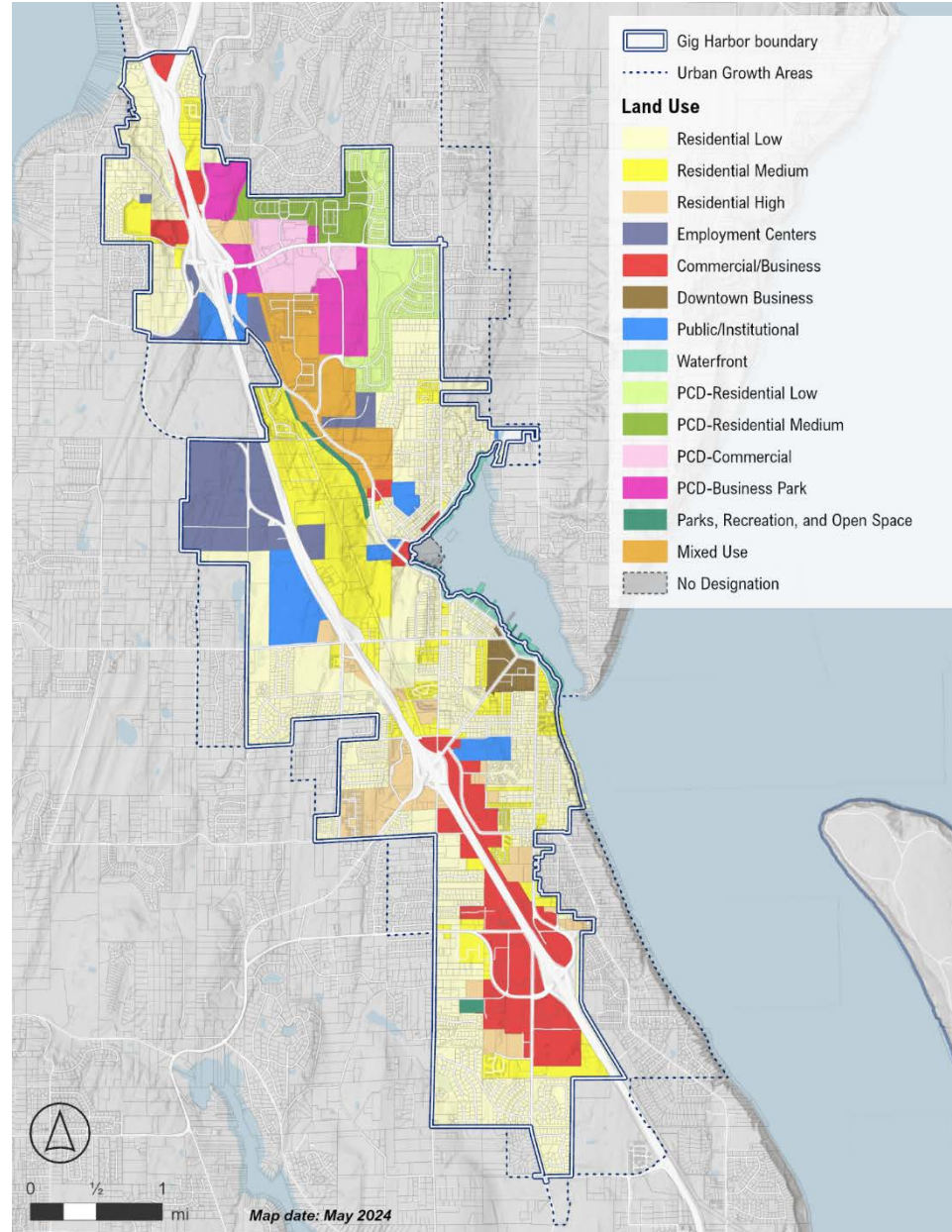
PLANNING FOR GROWTH TARGETS

Compare Capacity to Targets

- The process to develop the final land use assumptions was based on evaluating what zoning would be necessary to meet capacity targets.
- This was performed under two general principles:
 - To make sure this process is defensible, as many base assumptions as possible were maintained from the 2021 BLR analysis.
 - To reduce complications with new designations and rezoning, the existing land use boundaries were retained to the greatest extent possible.
- There were several iterations needed to determine how best to change existing zoning densities to meet the growth targets.

ASSESSING CAPACITY AND ZONING

Compare Capacity to Targets



- The primary changes to the recommended Future Land Use Map in the Plan involved redesignating public properties...

ASSESSING CAPACITY AND ZONING

Compare Capacity to Targets

- In calculating how to meet the proposed targets, the following adjustments were made to the existing zoning assumptions. (See the [current zoning map](#) for reference.) Note:
 - **Very low/low:** Lower density (120% AMI or higher)
 - **Medium low:** Moderate density (80-120%)
 - **Medium high:** High density (0-80% AMI)
- Other districts (R-1, R-2, WC, WM, WR) maintained as “low” and 4-6 units per acre.

Zoning	2021 BLR Model		Proposed		% Res. (proposed)
	Type	Units/Acre	Type	Units/Acre	
B-2	Very Low	6	Medium Low	12	20%
DB	Very Low	8	Medium Low	12	20%
R-3	Low	8	Medium Low	12	100%
RB-1	Low	4	Medium Low	12	40%
RB-2	Low	8	Medium High	32	40%

ASSESSING CAPACITY AND ZONING

Compare Capacity to Targets

- This allowed the final calculated capacities to meet the targets from the Countywide Planning Policies...

Target Category	Type	Combined 2044 Target	Capacity + Pipeline*	Surplus/ Shortfall
Extremely low-income (0–30% AMI)	Higher density multifamily housing	567	574	+7
<i>Permanent supportive housing</i>				
<i>Other housing units</i>				
Very low-income (30–50% AMI)	Moderate density attached housing (plex/townhomes)	107	134	+27
Low-income (50–80% AMI)				
Moderate-income (80–100% AMI)				
Moderate-income (100–120% AMI)	Low density single- family detached	218	2,082	+1,864
Higher income (120% of more)				
Total Housing Units		892	2,790	+1,898
Employment		2,747	3,692	+945

* Note that “Capacity + Pipeline” includes development which has occurred since 2020.

ASSESSING CAPACITY AND ZONING

Compare Capacity to Targets

Some other considerations:

- This meets the lower-income housing target from the CPP, but this does not remove capacity for single-family housing, meaning that available capacity will be higher than the overall housing target.
- Lower-income housing will need other sources of support to be feasible to build, and the city does not have the resources to provide these subsidies. Outside funding will be essential.
- Other possible solutions can accommodate the growth targets, but this was intentionally coordinated to reduce the need for complicated rezones.

ASSESSING CAPACITY AND ZONING

Allocate Growth Targets

- While demonstrating growth capacity is one important goal, it is also important to provide inputs for other assessments.
- Transportation modeling and other analyses need to know where growth will occur.
- To provide a general estimate, we use the growth target numbers and distribute the units evenly across available capacity according to the individual targets.
- This is not a perfect estimate! Growth will occur unevenly over time. However, it provides an “average” that is useful in determining potential issues with growth.

CONCLUSIONS

- The recommendations are preliminary and will be adjusted based on Planning Commission feedback.
- Additional options to meet targets exist, but the major constraint is that 567 units of higher-density housing needs to be accommodated in the city.

CONCLUSIONS

Evaluate characteristics of land parcels in the community



Identify potential sites for new development



Determine full capacity for development based on zoning



Calculate expected capacity from full development capacity based on expected market factors, etc.



Compare expected capacity to required targets to determine surplus/shortfall



Allocate growth targets to available capacity for other modeling

