

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, March 13, 2025 - 3:00 PM
Community Rooms

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. Introduction of Commission Appointees**
Kris Robinson - Arts Commission
Larry Johns - Parks Commission
Andrew Peabody - Parks Commission
Kara Sandvik - Lodging Tax Advisory Committee
- 2. Sports Complex Phase 1B Naming**
Parks Manager Jennifer Haro
- 3. Code Changes Related to Accessory Dwelling Units**
Senior Planner Jeremy Hammar
- 4. Multi-Family Housing Tax Exemption (MFTE) Program**
Housing, Health, & Human Services Program Manager Shealynn Smiley & Community Development Director Eric Baker
- 5. Automated License Plate Reader Cameras**
Chief of Police Kelly Busey
- 6. Well #9 - Project Update**
Public Works Director Jeff Langhelm, PE

ADJOURN

PUBLIC COMMENT & DECORUM

Public comment will not be accepted at this study session.

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.



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: March 13, 2025

SUBJECT: Sports Complex Phase 1B Naming

SUBMITTED BY: Parks Manager Jennifer Haro

DEPARTMENT: Public Works

PHONE: (253) 853-8253

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: Since acquiring the final properties of the Gig Harbor Sports Complex in 2017, the various phases of the sports complex have been identified mostly in the order of anticipated development. While Phase 2 was previously named Peninsula Light Fields upon acquisition, the city is now preparing to complete the development of Phase 1B of the sports complex, and it should be named in accordance with the city's process.

Resolution 717 outlines the policy for naming city parks and facilities. In accordance with Resolution 717, the city solicited names from the public via a submittal form on the city's website for Phase 1B of the Gig Harbor Sports Complex.

The city received 24 submissions from the public, which are attached. City staff provided the parks commission with the list of recommendations along with the meeting materials for their March 5 meeting.

At the March meeting, the parks commission had a robust discussion about the merits of the suggested names that were submitted. Of the 24 submittals, two were some form of Harbor Hill Park and two were some form of (Doris Brown) Heritage Park. All other submittals were unique.

The parks commission wishes to make the following recommendations to city council for your consideration, in order of preference:

1. Canoe (q̄lbid) Park at Gig Harbor Sports Complex
2. Swift Water Park at Gig Harbor Sports Complex
3. Gertie Park at Gig Harbor Sports Complex

At the March 13 study session, staff is requesting that council choose a preferred name so that a resolution can be drafted and brought to a regular council meeting for approval

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Sports Complex Phase 1B Name Suggestions - Public

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities

Park Name Suggestion:	First Name	Last Name	City	Zip Code	Reason for Suggested Name:
Doris Heritage Sports Park	Nancy	Fraze	Gig Harbor	98335	There is only one athlete, male or female, who had a career that was legendary enough to represent Gig Harbor on Sports Illustrated's Top 50 Athletes from Washington list. Her name is Doris Heritage, who at one time was the best female long-distance runner in the world and the only one to win a remarkable five cross-country world championships in a row, from 1967 to 1971.
Drago Kalafatich field	Maria	Kalafatich	Gig Harbor	98335	My father coached soccer here in Gig Harbor for many teams for girls & boys. You can ask anyone about my dad playing & coaching soccer both outdoor & indoor. He volunteered all his time after work, nights & weekends to coach soccer.
California Retrograde Apolitical Plastic Soccer Mom Entertainment And Recreation Complex	Justin	Teerlinck	Gig Harbor	98335	This name honors the cultural diversity and heritage of Gig Harbor, and its contribution to society at-large. It also alludes to the industrialized landscape, and local norms regarding use of green space. It is hoped that the honor bestowed by the name might also be accompanied by a flag featuring an anthropomorphized soccer ball in a blond wig winking whilst offering an enthusiastic thumbs up.
Landry Park	Dustin	Landry	Vashon	98070	Graduate from GH in 1993, Small business owner. Just thought it had a great ring to it, Father passed away and he was a local Gig Harbor resident.
Terry Lee Sports Complex	Diane	Bertram	Gig Harbor	98332	Terry Lee, who served the area in one capacity or another for 35 years, died of a sudden illness June 6 during a trip to Greece. He was 77. Lee and his wife of 52 years, Donna, were a day away from returning from a 21-day Greek visit when Terry began feeling ill. He was admitted to a hospital on the Greek island of Lesbos, where he passed away five days later, said Steve Wilkin, husband of Terry's sister Jeni. Terry, the eldest of Ethel Miller's four children, grew up in University Place and graduated from Curtis High School in 1964. He became familiar with the Gig Harbor area while enjoying the family cabin on Henderson Bay. Though it'd been several years since he'd run 21 marathons and twice climbed Mount Rainier, Lee remained the picture of health. Tall. Tanned from frequent journeys south. Crowned by thick, white hair. His demise came as a shock to many. Lee worked as an electrician for local construction companies for 29 years. He managed the electrical, security, fire alarm and phone systems on large projects, including Gig Harbor Civic Center, Peninsula Light's facility, Kopachuck Middle School, Discovery and Minter Creek elementary schools and Bremerton High School. He served on the first county Land Use Advisory Committee, beginning in 1983. Eight years later he joined the county Planning Commission and represented Gig Harbor for 10 years. After reaching his term limit, he ran for the Pierce County Council in 2001 and served eight years.
Tide and Paddle Park	Dan	Munn	Gig Harbor	98335	Celebrating both the fishing heritage of the area and the dynamic nature of the park's sports activities

Gig Harbor Sports Complex	Harris	Atkins	Gig Harbor	98335	It's descriptive. It conveys that the people of Gig Harbor paid for it. While it is tempting, I'm sure, please don't sell the naming rights to a commercial or nonprofit organization
Harborenea	Paul	Beatty	Gig Harbor	98332	Or Gig Harborenea. Sports complexes are often Arenas. It just immediately came to mind.
Sporty McSportface	Bea	Sardinsky	Gig Harbor	98332	https://www.rmg.co.uk/stories/topics/rrs-sir-david-attenborough/boaty-mcboatface-naming-ship https://www.bbc.com/news/uk-36225652
Harbor Courtside	Douglas	Smith	Gig Harbor	98335	Bocce and Pickleball Courts
Apollo	Robin	Hebert	Gig Harbor	98335	Apollo was associated with the arts.
HARBOR HILL COMMUNITY PARK	Anne	Smith	Gig Harbor	98332	Connect location with purpose of amenities
The Regatta Sports & Social Club	Sue	Elkin	Gig Harbor	98335	It's connected to maritime culture. The name suggests a feeling of belonging to something special. It would be easy to market and you could sell sweatshirts, hats, mugs, flags, tote bags, etc.
Action Wins	R	Floyd	Gig Harbor	98335	Promotes the idea of moving and being healthy
Shenandoah Field	Wendy	Ferrell	Gig Harbor	98335	2025 is the 100th anniversary of the building of the Shenandoah. It would be meaningful to name the fields after old Gig Harbor fishing vessels.
Hugh McMillan Sports Complex	Francesco	Ortenzo	Gig Harbor	98332	Hugh dedicated his life to Gig Harbor kids. I can think of no better way to honor his legacy and no one more deserving.
YMCA Sports Complex	Carolyn	Jenkins	Gig Harbor	98335	It will always be easy to get directions or locate if it's next to the YMCA.
Charles Wilkes Park	Isaiah	LaCombe	Gig Harbor	98332	First explorer to Gig Harbor's Shores
Blue Ocean	Zuri	Zink	Gig Harbor	98332	Blue is a good color and Gig Harbor is near the ocean (from a 5 year old)
Swift Water Park	Tommy	Jackson	Gig Harbor	98332	A connection to the new elementary school that allows for an expression of cultural togetherness instead having separate names for both places.
Harbor Hill Park	Justin	Tims	Gig Harbor	98332	Named for the neighborhood
Artena Community Park	Stephanie	Lile			An area at the north end of the Harbor that shows up on numerous maps, although it never really stuck in the local vernacular
Heritage Sports Park/Complex	Stephanie	Lile			In honor of Doris Brown Heritage, but Heritage also can mean other things



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: March 13, 2025

SUBJECT: Code Changes Related to Accessory Dwelling Units

SUBMITTED BY: Senior Planner Jeremy Hammar

DEPARTMENT: Community Development

PHONE: (253) 853-7606

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: Attached for your consideration and discussion are the code changes related to accessory dwelling units which will be required for compliance with House Bill 1337. At the February 20 planning commission public hearing, commission recommended approval of the changes as proposed by staff with a change made to the maximum allowable square footage of the units to 1,200 square feet.

Under the current code, the city regulates accessory dwelling units as accessory apartments defined in Chapter 17.04.015 GHMC as: *a residential unit of up to 600 square feet with a functional kitchen, bath, and outside entrance attached to or on the same parcel as a single-family residence in a residential zone. Accessory apartments shall be under the same ownership as the primary residential unit with the owner living on-site in either unit. Accessory apartments shall not be condominiumized or otherwise sold separately.* Accessory Apartments may be permitted through a conditional use permit in the R-1, RB-1, RB-2, B-2, and C-1 zoning districts, and permitted outright in the RLD, RMD, DB, B-1, PCD-C, WC, PCD-NB, and MUD zoning districts.

With the passing of HB-1337 (effective date July 23, 2024) changes to Gig Harbor's code will be necessary. The city must incorporate into its zoning regulations the requirements of section 3 and 4 of the bill to take effect six months after the upcoming periodic comprehensive plan update. Some highlights of the bill that must be addressed by the city:

- Within urban growth areas, cities and counties must allow two ADUs on all lots in zoning districts that allow for single-family homes. (attached and/or detached)
- Cities and counties must allow an ADU on any lot that meets the minimum lot size required for the principal unit.
- Within UGAs, cities and counties may not require the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot.
- A city or county may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit.
- Parking limits for ADUs are subject to the following:

- Off-street parking may not be required as a condition of permitting ADUs within one half mile of a major transit stop.
- On lots smaller than 6,000 square feet, no more than one off-street parking space may be required per ADU before any zero lot line subdivisions or lot splits.
- On lots greater than 6,000 square feet, no more than two off-street parking spaces per ADU may be required before any zero lot line subdivisions or lot splits.
- The City or county may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.
- A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units.

For your discussion of this topic, I have included a copy of the proposed code changes which were recommended by Planning Commission February 20.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. Recommended ADU Code changes
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STRATEGIC PLAN PRIORITY: Strategic Plan Priority 3 - Maintain small town character and historic preservation while growing responsibly

17.XX.010 Intent

The purpose of these code provisions for accessory dwelling units (ADUs) is to: (1) provide homeowners with flexibility in establishing separate living quarters within or adjacent to their homes for the purpose of caring for seniors, providing housing for their children or obtaining rental income; (2) increase the range of housing choices and the supply of accessible and affordable housing units within the community; and (3) ensure that the development of accessory dwelling units does not cause unanticipated impacts on the character or stability of neighborhoods

17.XX.020 Applicability

The regulations established in this chapter apply to all accessory dwelling units proposed or located within, or detached from legally established dwelling units.

17.XX.030 General Regulations

Accessory dwelling units are permitted outright in all residential zones that permit single-family homes and may be developed with new or existing principal dwelling unit. The development standards of the underlying zone and the following siting and performance standards shall apply to all accessory dwelling units as defined by GHMC 17.04.XXX

Development standards for accessory dwelling units. An ADU shall comply with the following standards:

- A. Configuration. An ADU may be located either within, attached to, or detached from the Principal Dwelling Unit. Primary Dwelling Units includes single-family housing unit, duplex, triplex, townhome, or other housing unit.
- B. Density. Up to two (2) ADUs may be created in conjunction with each Principal Dwelling Unit. ADUs are exempt from the density requirements of the underlying zone.
- C. Minimum lot size. An ADU may be established on any legally established parcel meeting minimum lot size per building site of the zoning district which the Principal Dwelling Unit is located.
- D. Maximum unit size. The gross floor area, calculated from finished wall to finished wall. ADU shall not exceed 1,200 square feet.
- E. Minimum unit size. The gross floor area of an ADU shall not be less than the requirements of the Washington State Building Code.

- F. Setbacks and lot coverage. Additions to existing structures, or the construction of new detached structures, associated with the establishment of an ADU shall not exceed the allowable lot coverage or encroach into required setbacks as prescribed in the underlying zone. The applicable setbacks shall be the same as those prescribed for the primary structure, not those prescribed for accessory structures.
- G. In addition to any off-street spaces required for the primary residence, and except when the property is located within one-half mile of a Major Transit Stop, off-street parking shall be provided for accessory dwelling units pursuant to Chapter 17.72 GHMC
- H. Design and appearance. ADUs that are attached to or detached from existing structures shall conform to the applicable design standards contained in Chapter 17.99 GHMC.
- I. Construction standards. The design and construction of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes.
- J. An ADU may not operate as a short-term rental.

17.14.020 Land use matrix.

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ ₉	PCD -C	ED ¹ ₈	W R	W M	W C	PCD -BP	PCD -NB	MUD ² ₄
Dwelling, single-family	-	P	P	P	P	C	P	P	P ³ ₁	P ¹ ₄	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, duplex	-	-	-	P	P	P	-	P	P ³ ₁	P ¹ ₄	C	C	P ¹⁴	-	P	P	P	-	P ¹⁴	P
Dwelling, triplex	-	-	-	C	P	P	-	P	P ³ ₁	P ¹ ₄	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, fourplex	-	-	-	C	P	P	-	P	P ³ ₁	P ¹ ₄	C	C	P ¹⁴	-	-	C ¹⁷	P	-	P ¹⁴	P
Dwelling, multiple-family	-	-	-	-	P	P ⁶	-	P	P ³ ₁	P ¹ ₄	C	C	P ¹⁴	-	-	-	-	-	P ¹⁴	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PCD -C	ED ⁸	W R	W M	W C	PCD -BP	PCD -NB	MUD ⁴
Accessory apartment ¹	-	C	P	-	P	-	C	C	P ³ 4	P ⁴ 4	C	C	P ¹⁴	-	-	-	P	-	P ¹⁴	P
Accessory Dwelling Unit		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P	P
Family day care provider	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Home occupation ²	-	P	P	P	P	P	P	P	C	P	-	C	-	-	P	P	P	-	-	-
Adult family home	-	P	P	P	P	P	P	P	C	P	P	P	P	-	P	P	P	-	P	P
Living facility, independent	-	-	-	C	-	P	C	C	C	P	C	C	P	C ²¹	-	-	-	-	-	P
Living facility, assisted	-	-	-	C	-	P	C	C	C	P	-	C	P	C	-	-	-	-	-	P
Nursing facility, skilled	-	-	-	C	-	P	C	C	C	P	C	C	P	C	-	-	-	-	-	P
Hospital	-	-	-	-	-	-	-	-	C	-	C	C	-	C	-	-	-	C	-	-
School, primary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, secondary	P	C	P	C	P	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, higher educational	P	C	-	C	-	C	C	C	C	P	C	C	P	-	-	-	-	P	-	-
School, vocational/tra de	P	C	-	C	-	C	C	C	C	P	C	C	P	P	-	-	-	P	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PCD -C	ED ¹ 8	W R	W M	W C	PCD -BP	PCD -NB	MUD ² 4
Government administrative office	P	C	P	C	P	C	C	P	P	P	P	P	P	P	C	P	P	P	P	P
Public/private services	P	C	-	C	-	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Religious worship, house of	-	C	P ⁵	C	P ⁵	C	C	C	C	P	C	C	P	C	-	-	-	C	-	P/C ¹⁵
Museum	P	-	-	-	-	-	-	-	-	-	C	C	P	-	C	C	P	-	-	-
Community recreation hall	P	-	P	C	P	C	C	C	C	P	C	C	P	-	-	-	C	P	P	-
Clubs	-	-	C	C	C	C	C	C	P	P	P	P	P	C	-	C ²⁰	P	P	C	-
Parks	P	P	P	P	P	P	P	P	P	P	C	C	P	-	P	P	P	P	P	P
Essential public facilities	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	P	C	P	C	P	C	C	C	C	P	C	C	P	C	C	C	C	P	P	P
Electric vehicle charging station ²⁵	P	P ²⁶ ₆	P ²⁶	P ²⁶ ₆	P ²⁶	P ²⁶ ₆	P ²⁶	P	P	P	P	P	P	P	P ²⁶	P ²⁶	P	P	P	P
Rapid charging station ²⁷	P	-	-	-	P ²⁸	P ²⁸ ₈	-	P ²⁸	P	P	P	P	P	P	-	-	P	P	P	P ²⁸
Battery exchange station	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Cemetery	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PCD -C	ED ¹ 8	W R	W M	W C	PCD -BP	PCD -NB	MUD ² 4
Lodging, level 1	-	C	-	C	-	P	P	P	P	P	C	C	-	-	C	C	C	-	-	P
Lodging, level 2	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	-	-	P
Lodging, level 3	-	-	-	-	-	-	-	C	P	-	P	P	P	-	-	-	C	P	-	P
Short-term rental ³²	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	-	P	P
Personal services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Business services	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Professional services	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P
Ancillary services	P	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 1	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P
Product services, level 2	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P ¹⁶
Sales, level 1	-	-	-	-	-	-	C ^{7,8}	-	P	P	P	P	P	C ²²	-	-	P	C ²³	P ¹³	P
Sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	-	-	-	-	-
Sales, level 3	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-	-	-

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PCD -C	ED ¹ 8	W R	W M	W C	PCD -BP	PCD -NB	MUD ² 4
Sales, ancillary	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	-	P	P	-	-
Commercial child care	-	-	C	-	C	-	C	C	C	-	-	P	-	C	-	-	-	C	-	-
Recreation, indoor commercial	-	-	-	-	-	-	C	C	P	-	P	P	P	C	-	-	-	C	-	P
Recreation, outdoor commercial	-	-	-	-	-	-	C	C	C	-	P ¹ 0	P	P	C	-	-	-	C	-	P
Entertainment , commercial	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	C	-	P
Automotive fuel- dispensing facility	-	-	-	-	-	-	-	-	P	-	P	P	P	C	-	-	-	C	P	-
Vehicle wash	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Parking lot, commercial	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal clinic	-	-	-	-	-	-	-	-	P ⁹	-	P	P	-	P	-	-	-	P	-	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Adult entertainment facility ³	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Restaurant 1	-	-	-	-	-	-	C ⁸	P	P	P	P	P	P	P	-	C ¹²	P	P	P	P
Restaurant 2	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ⁹	PCD -C	ED ⁸	W R	W M	W C	PCD -BP	PCD -NB	MUD ⁴
Restaurant 3	-	-	-	-	-	-	-	-	P	-	P	P	P	C ²²	-	C ²⁹	P	C ²³	P	P
Food truck ³⁰	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	-	P	P	P	P
Tavern	-	-	-	-	-	-	-	-	C	-	P	P	P	-	-	-	P	-	-	-
Drive-through facility	-	-	-	-	-	-	-	-	C	-	C	C	P	-	-	-	-	-	-	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine sales and service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-
Marine boat sales, level 1	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P	P	-	-	-
Marine boat sales, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	C ²²	-	P	P	-	-	-
Ministorage	-	-	-	-	-	-	-	C	-	-	C	C	P	C	-	-	-	-	-	P
Industrial, level 1	-	-	-	-	-	-	-	C	C	-	C	P	-	P	-	-	-	C	-	P
Industrial, level 2	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Marine industrial	-	-	-	-	-	-	-	-	-	-	-	P	-	C	-	P ¹¹	C	-	-	-
Wireless communication facility ⁴	C	C	C	C	C	C	P	P	C	P	C	P	P	P	C	C	C	P	P	-
Accessory uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Uses	P I	R- 1	RL D	R- 2	RM D	R- 3	RB -1	RB -2	D B	B- 1	B- 2	C- 1 ¹ 9	PCD -C	ED ¹ 8	W R	W M	W C	PCD -BP	PCD -NB	MUD ² 4
<u>Unclassified use</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

~~1 Accessory apartments requiring conditional use permits are subject to the criteria in GHMC [17.64.045](#).~~

2 Home occupations are subject to Chapter [17.84](#) GHMC.

3 Adult entertainment facilities are subject to Chapter [17.58](#) GHMC.

4 Wireless communication facilities are subject to Chapter [17.61](#) GHMC.

5 Houses of religious worship shall be limited to parcels not greater than five acres.

6 Multiple-family dwellings shall be limited to no more than eight attached dwellings per structure in the R-3 district.

7 Sales, level 1 uses shall be limited to food stores in the RB-1 district.

8 See GHMC [17.28.090\(G\)](#) for specific performance standards of restaurant 1 and food store uses in the RB-1 zone.

9 Animal clinics shall have all activities conducted indoors in the DB district.

10 Drive-in theaters are not permitted in the B-2 district.

11 Marine industrial uses in the WM district shall be limited to commercial fishing operations and boat construction shall not exceed one boat per calendar year.

12 Coffeehouse-type restaurant 1 uses shall not exceed 1,000 square feet in total size in the WM district.

13 Sales, level 1 uses shall be limited to less than 7,500 square feet per business in the PCD-NB district.

14 Residential uses shall be located above a permitted business or commercial use.

15 Houses of religious worship on parcels not greater than 10 acres are permitted uses in the MUD district; houses of religious worship on parcels greater than 10 acres are conditionally permitted uses in the MUD district.

16 Auto repair and boat repair uses shall be conducted within an enclosed building or shall be in a location not visible from public right-of-way and adjacent properties.

17 Only one triplex dwelling or one fourplex dwelling is conditionally permitted per lot in the WM district.

18 Planned unit developments (PUDs) are conditionally permitted in the ED district.

19 Junkyards, auto wrecking yards and garbage dumps are not allowed in the C-1 district.

20 Clubs in the WM zone shall not serve alcoholic beverages and shall not operate a grill or deep-fat fryer.

21 Independent living facilities are conditionally allowed in the ED zone only when in combination with assisted living facilities, skilled nursing facilities or hospitals in the same site plan or binding site plan.

22 See GHMC [17.45.040](#) for specific performance standards of sales and restaurant uses in the ED zone.

23 See GHMC [17.54.030](#) for specific performance standards of sales and restaurant uses in the PCD-BP zone.

24 Permitted and conditional uses in the MUD district overlay are subject to the minimum parcel size and location requirements contained in GHMC [17.91.040\(A\)](#).

25 Level 1 and Level 2 charging only.

26 Electric vehicle charging stations, Level 1 and Level 2 only, are allowed only as accessory to a principal outright permitted or principal permitted conditional use.

27 The term “rapid” is used interchangeably with Level 3 and “fast charging.”

28 Only “electric vehicle charging stations – restricted” as defined in Chapter [17.73](#) GHMC.

29 Only those properties lying adjacent to or southeast of Dorotich Street are allowed to request a conditional use permit for a restaurant 2 or restaurant 3 use. In other areas of WM zone, restaurant 2 and restaurant 3 uses are prohibited. See Chapter [17.48](#) GHMC for specific performance standards for restaurant uses in the WM zone.

30 Food truck permits shall be processed with a special use permit, per Chapter [17.65](#) GHMC.

31 Permitted above and below street-level nonresidential uses.

32 Short-term rentals are subject to Chapter [17.85](#) GHMC.

~~17.64.045 — Review criteria for accessory apartments.~~

~~When reviewing a conditional use request for an accessory apartment, the hearing examiner shall consider the following guidelines:~~

~~A. The required parking space for the accessory apartment is placed behind the primary structure or is paved with grass block pavers to avoid an expansive area of hard surface;~~

~~B. The accessory apartment is attached to or placed at least six feet behind the primary structure;~~

~~C. The design of the accessory apartment is incorporated into the primary unit's design with matching materials, colors, window style and roof design;~~

~~D. The entrance to the accessory apartment is oriented away from the view of the street or is designed to appear as a secondary entrance to the primary unit (e.g., garage entrance or service porch entrance);~~

~~E. Utilities for the accessory apartment shall be metered separate from the primary dwelling unit;~~

~~F. The accessory apartment and the primary unit conforms to all other building and zoning code requirements.~~

17.04.XXX Definitions

“Accessory Dwelling Unit” or ADU means a subordinate dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, or other housing unit.

“Principal Dwelling Unit” means the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.

“Dwelling Unit” means a residential living unit that provides complete, independent living facilities for one or more persons including permanent provisions of living, sleeping, eating, cooking and sanitation.

“Dwelling, Duplex” means a building designed exclusively for occupancy by two families living independently of each other. A duplex can share a wall, ceiling/floor or any other shared roof assembly, including breezeways, but cannot have interior openings between dwellings.

“Dwelling, Triplex” means a building designed exclusively for occupancy by three families living independently of each other. A Triplex can share a wall, ceiling/floor or any other shared roof assembly, including breezeways, but cannot have interior openings between dwellings.

“Dwelling, Multiple-family” means a building or portion thereof designed to house two or more families living independently of each other and containing two or more dwelling units.

“Dwelling, Single-Family” means a detached residential structure with one dwelling unit containing but one kitchen, designed for and occupied by one family.

“Family” means one or more persons occupying a dwelling unit, including the joint use of and responsibility for common areas, sharing household activities and responsibilities such as chores, household maintenance, and expenses. Such persons need not be related by blood or marriage.

“Kitchen” a place where food is cooked or prepared and contains the facilities and equipment used in preparing and serving food, such as: a gas or electric range or oven (a freestanding burner, warming oven or microwave is not considered a range or oven); a kitchen sink (a bar or hand sink is not considered a kitchen sink); a refrigerator/freezer (an upright refrigerator or freezer that fits under a counter, such as the type often found in offices, is not sufficient for a kitchen in a dwelling); or an electric outlet for 220 voltage and/or plumbing or standpipes for equipment and facilities normally found in a kitchen.

“Mixed Use” The development of a contiguous tract of land, a building or a structure with two or more different uses identified on the Land Use matrix specified in Chapter 17.14 GHMC.

17.72.030 Number of off-street parking spaces.

The following is the number of off-street parking spaces required for each of the uses identified below:

Use	Required Parking
Dwelling, single-family	Two off-street parking spaces per dwelling unit. ³
Dwelling, duplex	Two off-street parking spaces per dwelling unit. ³
Dwelling, triplex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms. ³
Dwelling, fourplex	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms. ³
Dwelling, multiple-family	One off-street parking space for each studio unit, 1.5 off-street parking spaces for each one-bedroom unit, and two off-street parking spaces for units with two or more bedrooms. ³
Accessory apartment <u>dwelling unit</u>	One off-street parking space per accessory apartment <u>dwelling unit</u> in addition to parking required for primary dwelling unit.

Use	Required Parking
Family day care provider	Two off-street parking spaces.
Home occupation	One off-street parking space in addition to parking required for any other use; two parking spaces shall be required if the occupation requires customers or clients to visit the premises at any time.
Adult family home	Two off-street parking spaces.
Independent living facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Assisted living facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Skilled nursing facility	One off-street parking space for every four beds based on maximum capacity as determined by the International Building Code. ¹
Hospital	One off-street parking space for every two beds based on maximum capacity as determined by the International Building Code.
School, primary	One off-street parking space for every five seats in the main auditorium or assembly room.
School, secondary	One off-street parking space for every four seats in the main auditorium or assembly room, or three off-street parking spaces for every classroom plus one additional off-street parking space for each staff member or employee, whichever is greater.
School, higher educational	One off-street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.

Use	Required Parking
School, vocational/trade	One off-street parking space for every possible four seats in the classrooms based on maximum capacity as determined by the International Building Code.
Government administrative office	One off-street parking space for every 300 square feet of gross floor area.
Public/private services	For libraries: One off-street parking space for every 1,000 square feet of gross floor area; for police stations and fire stations: one off-street parking space for every 300 square feet of gross floor area; for maintenance and storage facilities: one off-street parking space for every 1,000 square feet of gross floor area.
Religious worship, house of	One off-street parking space for every four fixed seats in the facility's largest assembly area. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon not less than 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the gross floor area to be occupied by such chairs shall be considered as a seat.
Museum	One off-street parking space for every 1,000 square feet of gross floor area.
Community recreation hall	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Clubs	One off-street parking space for each four persons of the building's maximum seating capacity as determined by the International Building Code.
Parks	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Essential public facilities	Parking required as per underlying use.

Use	Required Parking
Utilities	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the use proposed.
Cemetery	Off-street parking spaces are required for only office, chapel and indoor assembly areas. For office space: one off-street parking space for every 300 square feet of gross floor area. For chapel and indoor assembly areas: one off-street parking space for every four fixed seats. For a fixed seat configuration consisting of pews or benches, the seating capacity shall be computed upon 18 linear inches of pew or bench length per seat. For a flexible configuration consisting of moveable chairs, each seven square feet of the gross floor area to be occupied by such chairs shall be considered as a seat.
Lodging, level 1	One and one-quarter off-street parking spaces for each room to rent in addition to two off-street parking spaces for the single-family residence.
Lodging, level 2	One and one-quarter off-street parking spaces for each room to rent.
Lodging, level 3	One and one-quarter off-street parking spaces for each room to rent.
Personal services	One off-street parking space for every 300 square feet of gross floor area.
Business services	One off-street parking space for every 300 square feet of gross floor area.
Professional services	One off-street parking space for every 300 square feet of gross floor area except for medical and dental offices. For medical and dental offices, one off-street parking space for every 250 square feet of gross floor area.
Ancillary services	One off-street parking space for every 300 square feet of gross floor area.
Product services, level 1	One off-street parking space for every 300 square feet of gross floor area.
Product services, level 2	One off-street parking space for every 400 square feet of gross floor area, except for auto repair. For auto repair, four off-street parking spaces for each service bay.

Use	Required Parking
Sales, level 1	One off-street parking space for every 300 square feet of gross floor area.
Sales, level 2	One off-street parking space for every 400 square feet of gross floor area.
Sales, level 3	One off-street parking space for every 400 square feet of gross floor area.
Ancillary sales	One off-street parking space for every 300 square feet of gross floor area.
Commercial child care	One off-street parking space for every five possible seats in the main auditorium or assembly rooms.
Commercial recreation, indoor	One off-street parking space for every possible four seats in the auditoriums and assembly rooms based on maximum capacity as determined by the International Building Code; for bowling alleys, five off-street parking spaces for each alley.
Commercial recreation, outdoor	Director shall determine the standards to be applied for parking using as a guide the uses listed in this section that most closely resemble the uses proposed.
Commercial entertainment	One off-street parking space for every possible four seats in the auditorium(s) and assembly room(s) based on maximum capacity as determined by the International Building Code.
Automotive fuel-dispensing facility	One off-street parking space for every two fuel pumps, if service bays are not provided. If service bays are provided, four off-street parking spaces for each service bay.
Vehicle wash	Two off-street parking spaces per service bay plus one space for every two employees. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the vehicle wash shall be provided near the entrance to the wash bay(s). One car length within the stacking lane shall be equal to the length of a standard parking space.

Use	Required Parking
Commercial parking lot	None required.
Animal clinic	One off-street parking space for every 250 square feet of gross floor area.
Kennel	One off-street parking space for every 300 square feet of gross floor area.
Adult entertainment facility	Parking required as per underlying use.
Restaurant 1	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Restaurant 2	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Restaurant 3	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate

Use	Required Parking
	any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Tavern	One off-street parking space for every three seats based on a seating plan submitted to the planning director showing a reasonable seating capacity for the dining area. If, at a later date, the business desires to add more seating than shown on the seating plan, additional off-street parking will be required at one off-street parking space for every three additional seats. Concurrency review under Chapter 19.10 GHMC may also be required if the additional seats generate any new p.m. peak-hour trips, require additional sewer capacity, or increase water consumption.
Drive-through facility	One off-street space for every two employees assigned to the drive-through service area. In addition, a stacking lane or lanes capable of accommodating a minimum of 10 percent of the projected maximum hourly throughput of vehicles for the drive-through facility shall be provided near the drive-through service area. One car length within the stacking lane shall be equal to the length of a standard parking space.
Marina	For moorages/slips less than 45 feet, one off-street parking space for every two berths; for moorages/slips 45 feet or longer, one space for every berth. All moorage facilities shall provide a minimum of two parking spaces. If a commercial or residential development is to be combined with a watercraft usage requiring parking, the usage which generates the larger number of spaces shall satisfy the requirements of the other usage. ²
Marine sales and service	One off-street parking space for every 300 square feet of gross floor area except for boat sales and repair. For boat sales and repair, one off-street parking space for every 400 square feet of gross floor area.
Marine boat sales, level 1	One off-street parking space for every 300 square feet of gross floor area.

Use	Required Parking
Marine boat sales, level 2	One off-street parking space for every 400 square feet of gross floor area.
Ministorage	Two off-street parking spaces located near the office. Parking for loading and unloading purposes is allowed in front of individual storage units unless prohibited by the fire marshal.
Industrial, level 1	One off-street parking space for every 1,000 square feet of gross floor area.
Industrial, level 2	One off-street parking space for every 1,000 square feet of gross floor area, except for moving companies and distribution facilities. For moving companies and distribution facilities, one off-street parking space for each vehicle in use, at any time, in the conduct of business.
Marine industrial	One off-street parking space for every 1,000 square feet of gross floor area.
Wireless communication facility	None required.
Accessory uses and structures	Parking required as per underlying use.

For any other use not specifically mentioned or provided for, the director shall determine the standards to be applied for parking using as a guide the uses listed above that most closely resemble the uses proposed.

In instances when the calculation of the required off-street parking spaces for new or modified uses results in a fractional parking space, the number of parking spaces required shall be rounded up to the nearest whole number.

1 If the facility or home is used exclusively for the housing of the elderly, disabled or handicapped, the decisionmaker may allow a portion of the area required for off-street parking to be reserved as a landscaped area if the decisionmaker finds that the required off-street parking is not immediately required and is in the best interest of the neighborhood.

2 See GHMC [17.48.070](#) for additional requirements for parking and loading facilities in the WM district.

3 Guest parking shall be provided for all residential developments with 10 or more dwelling units or lots as follows:

a. The minimum number of spaces shall be one guest parking space for every four dwelling units, with fractions rounded to the next highest number.

b. Guest parking may be located:

i. In a parking lot accessed by a public roadway, but not located more than 500 feet from the dwelling(s) it is intended to serve; and/or

ii. In a central location within the subdivision as practical and may also serve as parking for active or passive outdoor amenities; and/or

iii. Provided as on-street parking; and/or

iv. In a location deemed appropriate by the planning director.

c. Unless the parking is located on dedicated public right-of-way, the guest parking spaces shall be owned and maintained by the homeowners' association.

d. Off-street parking must comply with the off-street parking design standards pursuant to GHMC [17.72.020](#).



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: March 13, 2025

SUBJECT: Multi-Family Housing Tax Exemption (MFTE) Program

SUBMITTED BY: Housing, Health, & Human Services Program Manager Shealynn Smiley & Community Development Director Eric Baker

DEPARTMENT: Administration

PHONE: (253) 530-7070

SUGGESTED MOTION: None.

BACKGROUND INFORMATION: Staff will present an overview of the Multifamily Tax Exemption (MFTE) program and discuss its potential impact on affordable housing development in Gig Harbor.

The MFTE program is a policy tool designed to encourage the construction of multifamily and affordable housing in targeted areas by providing property tax exemptions for eligible projects. This session will cover the MFTE program's framework, including an overview of the different types of MFTE, eligibility and affordability requirements, key considerations, and a case study of the City of Sumner's approach.

Additionally, this discussion will explore MFTE's role in addressing rising housing costs and economic displacement in Gig Harbor. With the passage of Washington State HB 1220, cities are now required to accommodate affordable housing strategies in their comprehensive plans, further motivating the exploration of incentives like MFTE to attract affordable housing developers and increase housing supply.

Given the growing demand for affordable housing, staff intends to facilitate a discussion with council to discuss whether adopting or expanding MFTE aligns with the city's goals for economic stability, housing equity, and sustainable growth. Staff will also present recommendations for council's consideration.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:

1. MFTE Presentation

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 6 - Provide a safe, healthy, and inclusive community

Multi-Family Tax Exemption (MFTE) Program

Agenda

- Overview
- Types of MFTE
- Eligibility & Affordability Requirements
- Considerations
- City of Sumner
- Staff Recommendations

Overview

The Multi-Family Tax Exemption (MFTE) program is a Washington State initiative designed to encourage the development of multi-family housing, particularly in urban centers.

- Under Chapter 84.14 RCW, local governments can give exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements with at least four units.
- Under these exemptions, a property owner does not have to pay property taxes on the residential improvements for a given number of years. **The property owner still pays tax on the land and on non-residential improvements like the commercial portion of a mixed-use building.**



Types of MFTE:

- 8-year MFTE program:
 - No requirements for affordable housing,
 - Cities can provide their own requirements.
 - A tool to promote market-rate housing construction in neighborhoods where new housing investment is needed.



Types of MFTE:

- 12-year MFTE program:
 - Requires at least 20% of housing units for low- and moderate-income households.
 - Household income is based on Area Median Income (AMI),
 - “Low Income” is 80% of AMI
 - “Moderate Income” = 115% of AMI
 - A tool for providing affordable rental housing options, including choices in market-rate private housing projects.



Types of MFTE:

- 20-year MFTE program:
 - This is a new option implemented in 2021, is a tool to encourage affordable housing homeownership.
 - Requires 25% of units be sold as permanent affordable housing for households at 80% AMI or below,
 - With a nonprofit or government agency sponsoring the sale and restrictions in place for resale to ensure long-term affordability.
 - There is an option for permanent affordable rentals (20% of units for 99 years at 80% AMI or less).



MFTE Eligibility:

- New construction or rehabilitated multi-family housing projects (with at least 4 units).
- Located in designated urban growth areas.
- The 12 and 20-year programs, have specific affordability requirements for low- to moderate-income households.
- Cities can also choose to impose higher affordability requirements and include other requirements for MFTE projects.

Considerations:

- Encourages housing development in high-demand areas.
- Supports affordable housing initiatives (HB1220).
- Provides financial incentives for developers while promoting economic growth.
- Property Tax Shift
- City staff time to conduct regular monitoring, oversight, and reporting.
- Area Median Income (AMI) for Gig Harbor = \$106,042
- Community stabilization through affordability, aging in place, and homeless prevention.

City of Sumner

- History:
 - 2019: MFTE 8yr program – intended to attract multifamily developers
 - 2022: MFTE 12yr program – restricted to affordable housing developers
- Cost: Tax Shift
- Administrative Requirement:
 - Affordable housing developer hired 3rd party organization to manage reporting requirements. Documentation is sent to City of Sumner Community Development Director, who reviews and sends to commerce.
- Council Support: Yes



Sumner Mill Apartments

Staff Recommendations

- 12-year MFTE Program with affordable housing requirement.
- Roll out the program in a phased approach:
 - Begin with the Village at Harbor Hills in Q2/Q3 2025 and assess the programs success.
 - With success, consider additional areas within the City such as Other Borgen locations, Kimball Dr and/or Westside/Uptown.

Questions & Dialogue



**City of Gig Harbor
City Council Agenda Bill**

Meeting Date: March 13, 2025

SUBJECT: Well #9 - Project Update

SUBMITTED BY: Public Works Director Jeff Langhelm, PE

DEPARTMENT: Public Works

PHONE: (253) 853-7630

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city continues to explore a proposed new groundwater well (Well 9) to provide greater redundancy to the city's water supply and improve service within the north 450 pressure zone. Three locations were previously evaluated during this site alternatives evaluation, including locations along Canterwood Drive, Borgen Boulevard, and Olympus Loop.

The evaluation considered a range of criteria and developed a decision and evaluation matrix that allowed the team to identify a preferred site for this new groundwater well.

At the March 28, 2024, study session, staff reviewed the three locations that were identified as potential well sites and the final location on Borgen Blvd at Shaw Park was chosen.

The city's consultant, Carollo Engineers, has completed the ground water modeling and, along with city staff, met with the Department of Ecology to discuss the results and alternatives available to the city to move forward.

City staff will be reviewing the results of the modeling and the alternatives provided by Ecology at the March 13 study session.

At this study session staff will answer council questions and request feedback on Ecology's alternatives.

FISCAL CONSIDERATION: N/A

ATTACHMENTS: None

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities