



**Agenda for Gig Harbor Planning Commission
Gig Harbor Civic Center
Thursday, April 17, 2025 at 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: February 6, 2025

Public Comment:

Agenda Items:

Election of Chair and Vice Chair

2025 Work Plan – Staff presentation and Commission Discussion

Other Business: Next meeting Thursday, May 1, 2025

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
Open Public Hearing
Gig Harbor Civic Center
Thursday, February 6, 2025 at 5:30 P.M.**

Call to Order/Roll Call:

Chair Krawczyk called the meeting to order at 5:30 p.m. Commissioners Jordan, Martin, Snodgrass, Tessicini and Nasseh were present. Commissioner Burcar was excused.

Staff: Community Development Director, Eric Baker; Senior Planner, Jeremy Hammar and Planning Technician, Michelle Thomas

Approval of Minutes:

Motion: Move to approve minutes from January 16, 2025 (Tessicini/Snodgrass)

Vote: Unanimously approved

Agenda Items for Formal Review:

Accessory Dwelling Unit Code Revisions – Code changes related to Accessory Dwelling Units required for compliance with House Bill 1337- Senior Planner Jeremy Hammar introduced the amendment.

Public Comment:

Michael Shipman, Gig Harbor

Wade Perrow, Gig Harbor

Ed Nadler, Gig Harbor

Commission and Staff Discussion

Motion: The Planning Commission recommends accepting the proposed Accessory Dwelling Units code revisions as presented by staff (Jordan/Martin)

Amended: To allow up to 1,200 square feet of total space if it includes internal parking, and 1,000 square feet for all other ADUs. (Jordan) no second motion dies

Amended: Allow up to 1,200 sq ft maximum size (Nasseh /Krawczyk)

Vote: In favor Snodgrass, Tessicini; Opposed Jordan, Martin Motion carries

Commissioners request to have a note placed in the staff report to the Council regarding STR until staff have gathered additional data.

Other Business:

Next meeting Thursday, March 6, 2025 Election of Chair and Vice Chair

Adjournment: 6:49

Michelle Thomas

Michelle Thomas
Planning Technician

COMMUNITY DEVELOPMENT 2025-2026 WORK PLAN

Below is a list of summarized work plan items discussed for 2025-2026. Those shaded green focus on state mandates and previously-discussed Council priorities for 2025 concentration. Progress contingent upon successful hiring of vacant planning positions.

Project/Action	Description	State Req/ When Due	Proposed Schedule	Additional Funding
Comprehensive Plan Update	Council review and approval of a Comprehensive Plan, Land Use Map and Capital Facilities Plan. Sets density ranges, housing policies and needed public improvement and planning level costs. Draft through the Planning Commission and going before the Council in March 2025.	Yes December 2024	Through April 2025	No
Zoning Map Update	Council review and approval of a Zoning Map consistent with updated land use designations. Currently, there is a disconnect between the zoning and land use designations for a few hundred properties.	Yes December 2024	May 2025 - December 2025	No
Critical Areas Ordinance Update	Council review and approval of update critical areas regulations (wetlands, streams, slopes, aquifers and flood hazards). The current code had not been updated substantially since 2006 (e.g. buffers) and is missing some regulations (aquifer recharge protections) which will require greater outreach to public and development community. Partial draft begun.	Yes December 2025	May 2025 - Q2 2026	Yes \$45,000. Gap analysis between Pierce Co's BAS review and our code and draft revisions.

Project/Action	Description	State Req/ When Due	Proposed Schedule	Additional Funding
Development Regulations Housing Update	Municipal Code updates to address housing diversity, shelters and transitional housing, MFTE, parking, etc. General direction provided by updated Comp Plan goals and policies. No draft has begun.	Yes December 2025	May 2025 - Q2 2026	No
Development Regulations PCD Update	Municipal Code updates to improve consistency and clarity for multi-family uses in PCD-Commercial and PCD-Neighborhood Business zones.	No	May 2025 – Q3 2025	No
Development Regulations Accessory Dwelling Units (ADUs) Update	Municipal Code updates to promote the development of ADUs as required by new state legislation. Increase the number of units allowed, revise/remove design standards and update other requirements. Current draft being reviewed by the Planning Commission.	Yes December 2025	Through Q2 2025	No
Comprehensive Plan Climate Element	Council review and approval of goals and policies related to climate actions. Element establishes foundation for additional work through 2029. City received a grant to develop this element and draft documents are required by June 15, 2025. Draft in development.	Yes Grant Deadline: June 15, 2025 Full Compliance: December 2029	Through December 2025	No
Downtown Parking Study	Develop a parking study of the downtown area to assess current conditions and propose opportunities including funding options. Scope has been developed.	No	March 2025 - Q4 2025	No

Project/Action	Description	State Req/ When Due	Proposed Schedule	Additional Funding
Judson Sub-Area Plan	Develop a sub-area plan for the Judson area to direct future redevelopment of the site. The Plan could include revised development and design standards, enhanced SEPA review, a developers agreement and other facets.	No	May 2025 - Q3 2026	No
Annexations – Crescent Creek and Lighthouse	Pursue annexations of city-owned properties outside of the current city limits. Work with the County and submit the requests to the Boundary Review Board. Drafts underway.	No	Through Q2 2025	No
Development Regulations Parks Zoning and Allowed Uses	Creation of a Parks zone on the Zoning map and subsequent updates to Municipal Code regarding the zone's allowed uses, design standards and other requirements. Drafts in development	No	May 2025 - Q2 2026	No
Development Regulations Signage and Landscaping	Council to consider amendments to Municipal Code to address ambiguities in signage definitions and regulations and well as consolidate landscaping standards.	No	Q3 2025 - Q2 2026	No
Development Regulations Urban Forestry/Tree Canopy	Development and update of tree canopy requirements and landscaping standards to further Climate Change and stormwater policies	Yes December 2029	Q4 2025 - Q4 2026	No
Comprehensive Plan Historic Preservation	Council to review and consider an element covering historic preservation within the City limits.	No	Q2 2026 - Q4 2026	No

Project/Action	Description	State Req/ When Due	Proposed Schedule	Additional Funding
Housing Reporting Plan	Develop a plan for monitoring and collecting housing data to be able to report progress towards housing affordability goals annually.	Yes Annually for progress report due December 2029	Q3 2025 – Q4 2026	No